

*Cypress Park Estates
Community Development District*

Meeting Agenda

August 7, 2025

AGENDA

Cypress Park Estates

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 31, 2025

Board of Supervisors Cypress Park Estates Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Cypress Park Estates Community Development District** will be held **Thursday, August 7, 2025 at 6:00 PM** at the **Balmoral Event Center, 116 Kenny Blvd, Haines City, FL 33844.**

Zoom Link: <https://us06web.zoom.us/j/82131226228>

Call-In Information: 1-646-876-9923

Meeting ID: 821 3122 6228

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the June 24, 2025 Board of Supervisors Meeting & the June 24, 2025 Audit Committee Meeting
4. Organizational Matters
 - A. Administration of Oath of Office to Maria Perez (appointed June 24, 2025)
 - B. Consideration of Resolution 2025-11 Appointing Assistant Secretaries
5. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2026 Budget
 - i. Consideration of Resolution 2025-12 Adopting the Fiscal Year 2026 Budget and Appropriating Funds
 - a) Option 1
 - b) Option 2
 - B. Public Hearing on the Imposition of Special Assessments
 - i. Consideration of Resolution 2025-13 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2025-14 Designation of a Regular Monthly Meeting Date, Time and Location for Fiscal Year 2026
7. Review and Acceptance of Fiscal Year 2024 Audit Report
8. District Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute
9. Ratification of License Agreement for Holiday Lights with HOA

10. Ratification of Cost Share Agreement with HOA
11. Ratification of Agreement for Back to School Community Event on August 2nd
12. Discussion of Approval of Community Events
13. Feedback from Seven Day a Week Pool Security (requested by Supervisor Metzger)
14. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Work Authorization 2025-1 to Provide District Engineering Services
 - ii. Ratification of Work Authorization 2025-2 to Prepare Annual Engineer's Report for 2025
 - iii. Presentation of Annual Engineer's Report
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register (April 15 – June 13)
 - ii. Approval of Check Register
 - iii. Balance Sheet & Income Statement
 - iv. Approval of Amenity Policy Clarification Regarding Access Card Issuance
15. Other Business
16. Supervisors Requests and Audience Comments
17. Adjournment

MINUTES

**MINUTES OF MEETING
CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cypress Park Estates Community Development District was held **Tuesday, June 24, 2025**, at 10:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Steve Rosser
Alan Metzger
Allan Keen
McKenzie Terrill

Chairman
Vice Chairman
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jill Burns
Grace Rinaldi
Marshall Tindall

District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:00 a.m. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present.

Organizational Matters – ADDED

A. Appointment of Individual to Fill Board Vacancy in Seat #5

Mr. Keen stated that he has difficulty making it to the meetings and wanted to name another developer to the board to take his place and his intent was to resign. Mr. Keen made a motion to appoint Mr. McKenzie Terrill to Seat #5.

On MOTION by Mr. Keen, seconded by Mr. Metzger, with all in favor, the Appointment of Mr. McKenzie Terrill to Seat #5, was approved.

B. Acceptance of Resignation of Mr. Allan Keen

Mr. Keen stated he wished to resign. Ms. Burns asked for a motion to accept the resignation of Mr. Allan Keen.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Accepting the Resignation of Mr. Allan Keen, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath of office to Mr. McKenzie Terrill, Seat #5.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 12, 2025, Board of Supervisors Meeting & the May 12, 2025 Audit Committee Meeting

Ms. Burns presented the minutes from the May 12, 2025 Board of Supervisors meeting and asked for any changes or corrections. She noted they had received comments from Mr. Metzger, and those changes have been incorporated.

On MOTION by Mr. Metzger, seconded by Mr. Keen, with all in favor, the Minutes of the May 12, 2025, Board of Supervisors Meeting and the May 12, 2025 Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award

Ms. Burns stated that a technicality in the Florida statute required the audit committee to make a recommendation to the Board. Ms. Burns noted that they approved the rankings and awarded the contract based on the rankings. She asked for a motion to authorize staff to send the notice of intent to award to Grau & Associates.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Accepting the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS**Review and Ranking of Proposals Received for District Engineering Services and Authorizing Staff to Send a Notice of Intent to Award**

Ms. Burns noted that at the last meeting the District engineer resigned. She stated that he had signed everything off, completed the development, and did not want to remain as the District Engineer. She added that they had issued an RFQ, as required, to three different firms and received one response from Dewberry Engineers. Ms. Burns noted that information was included in their package. She added that they were a reputable firm. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, the Review and Ranking of Proposals Received for District Engineering Services and Authorizing Staff to Send a Notice of Intent to Award to Dewberry, was approved.

SIXTH ORDER OF BUSINESS**Discussion Regarding Funding and Purchasing Playground Sunshade in Coordination with the HOA**

Ms. Burns noted that the HOA had a prior meeting in which they discussed the request to provide funds to the District for a potential project involving shade structures. She added that the HOA reached out to inform her they voted to contribute \$90,000 to the CDD for purchase and installation of shade structures. There was detailed discussion about the durability of sunshades. The time frame for when they would be installed was discussed. The Board decided to accept the money and authorized counsel to draft an agreement between the HOA and the CDD to purchase the shade structures, which would be owned and maintained by the CDD. Ms. Burns stated that they would have it all outlined in an agreement so that Mr. Tindall could obtain quotes for the three areas and the Board could approve them at the next meeting.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, Authorizing District Counsel to Draft a Form of Agreement with the HOA to Accept the Funds Offered and Authorize the Chair to Sign the Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Increasing Security Guard Hours at the Amenity Facility (requested by Supervisor Metzger)

Mr. Metzger noted that residents had submitted comments requesting a full-time security guard for the summer. He had requested that they have five days of coverage which would amount to \$11,000 for the remainder of the summer. The amount of funds for water and sewer was discussed. Mr. Metzger noted there was \$82,000 budgeted and they had spent \$36,000 leaving \$46,000. Ms. Burns pointed out an incident where an accident resulted in a huge water bill. She said they had been working with the water department to get that bill adjusted. Mr. Metzger motioned to approve the additional security costs of \$11,000.

On MOTION by Mr. Metzger, seconded by Mr. Rosser, with all in favor, the Proposal to Increase Security Guard Hours at the Amenity Facility, was approved.

EIGHTH ORDER OF BUSINESS

Discussion Regarding the Fiscal Year 2026 Proposed Budget

A. Consideration of Resolution 2025-10 Ratifying Change in Location for the Public Hearing on the Adoption of the Fiscal Year 2026 Budget

Ms. Burns stated that if they recalled the prior meeting, they had decided not to hold the meeting on the regular date. The date and time selected were August 7, 2025, at 6:00 p.m., however the location selected was not available on that date. Staff booked a different location for the budget hearing.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, Resolution 2025-10 Ratifying Change in Location for the Public Hearing on the Adoption of the Fiscal Year 2026, Budget was approved.

Ms. Burns discussed the proposed Fiscal Year 2026 budget, which had been previously approved to set the cap. The public hearing was scheduled for August 7, 2025, at 6:00 p.m. to

adjust the budget and determine whether \$90,000 in funds from HOA would be available. Mr. Metzger expressed a goal of maintaining the same assessment level as in FY25. He noted that the proposed budget increased from \$762,000 to \$850,000. Two items—\$32,000 for a sunshade and \$11,000 for holiday decorations – were identified as potential areas the HOA could cover.

Ms. Burns clarified that in 2025, no funds were budgeted for holiday decor. The HOA was supposed to install lights through a license agreement, but the decorations were not installed due to timing issues. In the 2026 budget, the proposed \$11,000 would cover the professional installation of lighting. There was discussion about whether the HOA could install decorations themselves, but with the assistance of legal counsel, concerns were raised over uninsured residents installing lights on CDD property.

After Board discussion, consensus was to allow the HOA to handle the holiday decorations for this year, with coordination and legal agreements to be initiated immediately. The \$11,000 line item was removed from the proposed budget. Mr. Metzger made a motion to vote on taking the first step to instruct the HOA to install holiday decorations.

On MOTION by Mr. Metzger, seconded by Mr. Terrill, with all in favor, Requesting the HOA to Install Holiday Decorations, was approved.
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Mr. Metzger proposed offsetting the remaining increase using a \$48,993 budget surplus from the prior fiscal year. Staff cautioned against using all surplus funds due to the need for cash flow before new tax collections arrive in December. It was noted that approximately \$400,000 remained in reserves; however, these funds were initially budgeted for future capital projects. There was a remaining balance of \$48,993 from the 2024 audit. Mr. Metzger proposed using that surplus to eliminate the remaining \$44,000 increase. Ms. Burns cautioned that the funds were needed to cover operations between fiscal years due to delayed tax payments. The surplus was previously allocated for long-term capital improvements, such as possible road repaving. The Board emphasized maintaining 3 months of operating funds and being cautious with their reserves.

There was debate over formally separating reserve funds into a distinct account. Mr. Metzger wanted this for clarity and transparency, referencing prior years' reserve allocations. However, other Board members preferred to defer the decision until after the upcoming budget hearing in August, citing the need for further review.

Ms. Burns acknowledged that although some reductions had been made, further discussions would be necessary after the August meeting to finalize the best approach for managing reserves and any budget surpluses.

Mr. Metzger noted that the CPA auditor's report for 2024 was issued on June 9th and confirmed that all expenses and bills had been paid, leaving a surplus of \$48,993 in cash funds at year-end. Mr. Metzger proposed that, by reducing two line items the \$48,993 could offset the remaining \$44,000 increase in the FY2026 budget. This adjustment would allow the FY2026 assessment to stay the same as FY2025 while still funding expenses and some capital improvements. It was noted that while reserves were budgeted at \$150,000 reducing them by \$32,000 would still result in a \$118,000 reserve, which was 50% higher than the \$75,000 reserve in FY2025.

Concerns were raised about relying too heavily on leftover funds from the prior year. Staff cautioned that, due to delays in tax collections (typically received in December), at least three months of operating funds were needed to cover expenses from October through December. The surplus was advised to be used conservatively. There was also debate regarding the total \$400,000 in the money market account, which included capital reserves earmarked for future major expenses (like road repaving). Mr. Terrill stated that although the funds were technically available, they should be handled prudently and not viewed as "extra" money. Discussion then turned to whether assessments should remain flat or increase. Two budget options had been previously presented, one with no assessment increase and one with a proposed increase to fund resident-requested projects. The Board had initially leaned toward the increased version but was now reconsidering. The conversation shifted toward reorganizing the reserve funds. One Board member proposed moving the reserve allocations from prior years (2022, \$5,000; 2023, \$5,000; and 2024, \$33,471) into a separate reserve account to distinguish them from general funds and prevent operational use. While there were no accounts or management fees for doing so, some members wanted more time to review financials before making that decision. The matter was tabled for discussion at a later meeting, following the adoption of the budget.

The Board clarified that reserve funds could not be used without formal Board action, even though they were currently held in a money market account. Suggestions were made to potentially redirect \$90,000 in HOA revenue toward covering specific capital improvements (like shade structures) instead of increasing assessments.

Mr. Terrill made a motion to appoint a builder representative – Maria Perez from Park Square – to the Board to ensure builder perspectives were considered in budget decisions, especially since any assessment increases would also impact them.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with Mr. Terrill and Mr. Rosser in favor and Mr. Metzger opposed, the Appointment of Ms. Maria Perez, was approved 2-1.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Burns stated the audit report would be tabled until next meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi reminded the Board that their Form 1s are due by July 1, 2025. The 4 hours of ethics training is due by December 31, 2025.

B. Engineer

There was no District Engineer's report.

C. Field Manager's Report

Mr. Tindall stated that the amenity center was in good overall condition and was being well-maintained. The carriers needed a little cleaning, and they planned to possibly do some light pressure washing before the 4th of July. The soccer nets had already been replaced since they were getting worn out.

There was a broken section of fence near the Phase One playground, likely caused by someone running into it, which had already been fixed. A picnic table that had been patched before was now badly damaged in multiple spots, likely from a group of people jumping on it. They discussed the possibility of replacing it instead of repairing it again, potentially spending around \$1,500 from the contingency fund. They also discussed adding a small concrete pad underneath or exploring sturdier options, such as a concrete table, to prevent future damage.

The main entrance landscaping had been refreshed. They accidentally used rock instead of mulch, but it looked better, and they didn't charge extra. It also helped hold things in place during

heavy rains. The grass looked good after recent rain and improved irrigation. Some dead trees by the playground were finally replaced.

There had been a mainline irrigation break in a non-CDD area, possibly from a lightning strike. It caused significant damage and resulted in an insurance claim. The irrigation repairs, including a damaged clock system, were expected to cost around \$4,500. It would come out of the irrigation budget, which was tight but still had enough to cover it.

They also found someone had turned the irrigation back on after it was shut off, which might lead to a higher water bill. They planned to work with the utility company for possible credit.

The pool chair lift wasn't working; neither the remote nor the control box worked. The vendor was checking it out and considering switching to a more durable, water-powered lift for approximately \$13,500. That model wouldn't rely on electric parts and would likely hold up better against misuse.

Mr. Tindall also brought up some erosion issues where water was wearing down the edges of a dry pond. He suggested installing riprap and geo-fabric to help prevent further washouts and said he'd prepare a proposal.

He ended by reviewing a list of previously discussed issues and noted the picnic bench was the only new item. The Board thanked him for the detailed update.

i. Consideration of Proposal to Re-Sod Phase 3 Tract Z

Mr. Tindall spoke about a slope behind a fence in Phase Three that had been causing concern. It was steep and rough, especially when it was first done, and a nearby property owner (not part of the District) had complained that sediment might push against her fence. The previous engineer had recommended putting down the sod to help stabilize it, and the cost was around \$3,600. But since they now had a new engineer, the group thought it would be smart to have him take a fresh look before doing anything, just in case the sod wasn't the best fix.

There was agreement not to rush it—if the new engineer said something else made more sense, they could always go back and explain the decision to the homeowner. No formal action has been taken, so nothing has been approved yet. They also moved into budget talk. They planned to present two budget versions, one with no increase and another that showed the adjustments discussed (like removing the \$43,000 item). They discussed how the extra money left over from

the end of the last fiscal year could be accounted for, either as revenue or reserves, and clarified that unless they reduced the budget total, it wouldn't affect assessments.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns noted that the check register was in the package for review. This item was tabled.

ii. Balance Sheet & Income Statement

Ms. Burns stated that this item was tabled.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Metzger asked for official payoff amounts for the three playground loans listed on page 20 of the audit report. Ms. Burns stated that they could request that from the financing company and agreed to ask for numbers as of October 1st, which matched the fiscal year-end.

Residents expressed that they were upset about how extra funds were being used without any community input. Resident said there hadn't been a meeting or even a poll to ask what people wanted, and it felt like only a few Board members were making the decisions. She mentioned that the playgrounds were rarely used and questioned why a basketball court couldn't be considered, especially since many teens and adults live in the neighborhood. She also raised concerns about the Christmas lights, stating that residents were told they weren't budgeted because one Board member didn't like them. She didn't think it made sense for the HOA to pay thousands of dollars for them now and possibly have to redo it next year. Overall, she said the community just wanted to be heard and involved in how the money was spent.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Terrill, seconded by Mr. Rosser, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Board of Supervisors of the Cypress Park Estates Community Development District was held **Tuesday, June 24, 2025**, at 10:00 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Steve Rosser
Alan Metzger
McKenzie Terrill
Allan Keen

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Grace Rinaldi
Marshall Tindall

District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:00 a.m. and called the roll. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

A. DiBartolomeo, McBee, Hartley & Barnes

B. Grau & Associates

Ms. Burns stated they had received two proposals, one from DiBartolomeo, McBee, Hartley & Barnes and one from Grau & Associates. She noted that the Board had authorized staff to issue an RFP for auditing services, and these two were the proposals they received. Ms. Burns

stated that she had forms where they could rank each according to the scoring sheets, or she had reviewed them and had some suggested rankings. She indicated that she could go over each of them. Ms. Burns stated that she assigned 20 points each for the ability of personnel, 20 points for both proposers' experience, 20 points each for understanding the scope of work, and 20 points for the ability to furnish the required services. Ms. Burns stated that the only difference was the price. She had DiBartolomeo, McBee, Hartley & Barnes at 19 and Grau & Associates at 20—Grau & Associates at a total of 100 and DiBartolomeo, McBee, Hartley and Barnes at 99. Ms. Burns stated that the award was for three years, 2025, 2026, and 2027. Ms. Burns added that each of the firms was good to work with, so she would go for the better price. She asked for a motion to approve accepting the rankings.

On MOTION by Mr. Keen, seconded by Mr. Metzger, with all in favor, Ranking Grau & Associates #1 with 100 Points and DiBartolomeo, McBee, Hartley & Barnes #2 with 99 Points, was approved.
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FOURTH ORDER OF BUSINESS**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Metzger, seconded by Mr. Rosser with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

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SECTION 4

SECTION B

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ELECTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Cypress Park Estates Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DISTRICT OFFICERS.

Maria Perez is appointed as Assistant Secretary

McKinzie Terrill is appointed as Assistant Secretary

Monica Virgen is removed as Assistant Secretary

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August 2025

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 5

SECTION A

SECTION i

RESOLUTION 2025-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Cypress Park Estates Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cypress Park Estates Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2020) (ASSESSMENT AREA 1)	\$ _____
DEBT SERVICE FUND (SERIES 2020) (ASSESSMENT AREA 2)	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
CAPITAL PROJECTS FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

SECTION a)

Cypress Park Estates
Community Development District

Proposed Budget
FY 2026



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Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 762,566	\$ 769,025	\$ -	\$ 769,025	\$ 844,769
Interest Income	\$ -	\$ 8,352	\$ 2,784	\$ 11,136	\$ 5,568
Miscellaneous Income	\$ -	\$ 90	\$ -	\$ 90	\$ -

Total Revenues	\$ 762,566	\$ 777,467	\$ 2,784	\$ 780,252	\$ 850,337
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Expenditures

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 3,200	\$ 3,000	\$ 6,200	\$ 12,000
Employer FICA Expense	\$ -	\$ 46	\$ 230	\$ 275	\$ -
Engineer Fees	\$ 10,000	\$ 539	\$ 2,500	\$ 3,039	\$ 10,000
Attorney Fees	\$ 25,000	\$ 20,080	\$ 3,000	\$ 23,080	\$ 30,000
Annual Audit	\$ 7,500	\$ 7,200	\$ -	\$ 7,200	\$ 4,600
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Dissemination	\$ 7,350	\$ 5,513	\$ 1,839	\$ 7,352	\$ 7,574
Arbitrage	\$ 1,350	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Trustee Fees	\$ 12,120	\$ 10,769	\$ 1,351	\$ 12,120	\$ 13,332
Management Fees	\$ 45,000	\$ 33,750	\$ 11,250	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 500	\$ 742	\$ 125	\$ 867	\$ 500
Insurance	\$ 6,817	\$ 6,631	\$ -	\$ 6,631	\$ 8,810
Copies	\$ 100	\$ 115	\$ 25	\$ 140	\$ 100
Legal Advertising	\$ 2,000	\$ 2,772	\$ 500	\$ 3,272	\$ 2,000
Other Current Charges	\$ 1,000	\$ 422	\$ 250	\$ 672	\$ 1,000
Office Supplies	\$ 50	\$ 15	\$ 13	\$ 28	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 139,677	\$ 100,796	\$ 25,320	\$ 126,115	\$ 146,817
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 16,708	\$ 16,628	\$ -	\$ 16,628	\$ 17,958
Field Management	\$ 20,000	\$ 15,001	\$ 5,000	\$ 20,001	\$ 20,600
Landscape Maintenance	\$ 128,870	\$ 87,351	\$ 28,893	\$ 116,244	\$ 135,500
Landscape Replacement	\$ 25,000	\$ 7,365	\$ 6,250	\$ 13,615	\$ 45,000
Streetlights	\$ 35,000	\$ 16,024	\$ 5,550	\$ 21,574	\$ 25,000
Electric	\$ 13,068	\$ 9,337	\$ 3,600	\$ 12,937	\$ 13,300
Water & Sewer	\$ 82,000	\$ 34,743	\$ 9,600	\$ 44,343	\$ 45,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 1,124	\$ 1,500	\$ 2,624	\$ 6,000
Fountain Maintenance	\$ 1,800	\$ 1,275	\$ 1,125	\$ 2,400	\$ 1,800
General Repairs & Maintenance	\$ 15,000	\$ 3,194	\$ 3,750	\$ 6,944	\$ 25,000
Contingency	\$ 10,000	\$ 870	\$ 2,500	\$ 3,370	\$ 10,000

Subtotal Field Expenditures	\$ 355,946	\$ 192,912	\$ 68,393	\$ 261,305	\$ 347,658
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Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 24,684	\$ 15,947	\$ 5,400	\$ 21,347	\$ 25,000
Amenity - Water	\$ 22,416	\$ 13,197	\$ 5,100	\$ 18,297	\$ 20,500
Playground Lease	\$ 37,164	\$ 26,816	\$ 9,291	\$ 36,107	\$ 36,107
Internet	\$ 2,500	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Pest Control	\$ 720	\$ 520	\$ 160	\$ 680	\$ 4,708
Janitorial Service	\$ 14,705	\$ 7,020	\$ 7,245	\$ 14,265	\$ 14,705
Amenity Management	\$ 12,500	\$ 9,375	\$ 3,125	\$ 12,500	\$ 12,875
Security Services	\$ 36,054	\$ 17,450	\$ 15,000	\$ 32,450	\$ 52,500
Pool Maintenance	\$ 23,700	\$ 13,275	\$ 5,700	\$ 18,975	\$ 24,408
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,450	\$ 2,500	\$ 7,950	\$ 15,000
Contingency	\$ 7,500	\$ 1,685	\$ 1,875	\$ 3,560	\$ 7,500
Subtotal Amenity Expenditures	\$ 191,943	\$ 111,635	\$ 55,696	\$ 167,331	\$ 214,503
Total Operations & Maintenance	\$ 547,889	\$ 304,547	\$ 124,089	\$ 428,636	\$ 562,161
<u>Other Expenditures</u>					
Capital Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 141,359
Total Other Expenditures	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 141,359
Total Expenditures	\$ 762,566	\$ 480,343	\$ 149,409	\$ 629,752	\$ 850,337
Excess Revenues/(Expenditures)	\$ -	\$ 297,125	\$ (146,625)	\$ 150,500	\$ -

Net Assessments	\$844,768.83
Add: Discounts & Collections 7%	\$63,584.75
Gross Assessments	<u>\$908,353.58</u>
Assessable Units	703
Per Unit Gross Assessment	<u>\$1,292.11</u>
FY25 Per Unit Gross Assessments	<u>\$1,166.38</u>
Increase	<u>\$125.73</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$425,389	\$1,202	\$1,292
Phase 2	178.00	178	1.00	\$213,896	\$1,202	\$1,292
Phase 3	171.00	171	1.00	\$205,484	\$1,202	\$1,292
703.00	703			\$844,769		

Cypress Park Estates Community Development District General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Interest Income

Represents interest earned on excess funds invested with Bank United.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineer Fees

The District's engineer, Gadd & Associates, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney Fees

The District's legal counsel, Kilinski | Van Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 A1, 2020 A2 and 2022. Governmental Management Services-Central Florida, LLC, provides these services.

Cypress Park Estates Community Development District General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 A1, 2020 A2 and 2022 bonds.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Cypress Park Estates Community Development District General Fund Budget

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost of streetlight usage within the common area's throughout the District.

Electric

Represents current and estimated electric charges of common areas throughout the District.

**Cypress Park Estates
Community Development District
General Fund Budget**

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Address	Monthly Amount	Annual Amount
5150 E Johnson Ave	\$2,450	\$29,400
4701 Baker Dairy Rd	\$187	\$2,244
4975 Baker Dairy Rd	\$460	\$5,520
290 Bottle Brush Drive	\$45	\$540
959 Sabal Point	\$180	\$2,160
Contingency		\$1,136
		<u>\$41,000</u>

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Fountain Maintenance

Represents the cost of maintaining and repairing the fountain at the entrance.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Cypress Park Estates Community Development District General Fund Budget

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Address	Monthly Amount	Annual Amount
1209 Tupelo Trail (Irrigation)	\$1,500	\$18,000
Contingency		\$2,500
		\$20,500

Playground Lease

Represents estimated cost of leasing agreement for playgrounds to be installed in the community.

Internet

Internet service will be added for use at the Amenity Facilities.

Pest Control

The District is contracted with Massey Services, Inc. for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities. The district is contracted with CSS Clean Star Services of Central Florida.

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. These services are provided by Resort Pool Services.

Holiday Décor

Represents the estimated costs of adding holiday décor to the districts monuments.

**Cypress Park Estates
Community Development District
General Fund Budget**

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Cypress Park Estates

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carry Forward Surplus	\$ 33,571	\$ -	\$ -	\$ -	\$ 33,544
Interest	\$ -	\$ 783	\$ 261	\$ 1,044	\$ 2,813
Total Revenues	\$ 33,571	\$ 783	\$ 261	\$ 1,044	\$ 36,357
<u>Expenditures</u>					
Special Projects	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Holiday Decorations	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Chair Lift Replacement	\$ 10,500	\$ -	\$ 10,500	\$ 10,500	\$ -
Playground Shade	\$ 32,000	\$ -	\$ 32,000	\$ 32,000	\$ -
Total Expenditures	\$ 52,500	\$ -	\$ 42,500	\$ 42,500	\$ 75,000
<u>Other Financing Sources/(Uses)</u>					
Transfer In	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Total Other Financing Sources/(Uses)	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 150,000
Excess Revenues/(Expenditures)	\$ 56,071	\$ 75,783	\$ (42,239)	\$ 33,544	\$ 111,357

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments - 2020 A1	\$ 442,500	\$ 446,248	\$ -	\$ 446,248	\$ 442,500
Interest Income	\$ -	\$ 15,019	\$ 5,006	\$ 20,025	\$ 10,013
Carry Forward Surplus	\$ -	\$ 194,940	\$ -	\$ 194,940	\$ 220,582
Total Revenues	\$ 442,500	\$ 656,207	\$ 5,006	\$ 661,214	\$ 673,095
Expenditures					
Series 2020A-1					
Interest - 11/1	\$ 140,316	\$ 140,316	\$ -	\$ 140,316	\$ 138,216
Principal - 5/1	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Interest - 5/1	\$ 140,316	\$ 140,316	\$ -	\$ 140,316	\$ 138,216
Total Expenditures	\$ 440,631	\$ 440,631	\$ -	\$ 440,631	\$ 441,431
Excess Revenues/(Expenditures)	\$ 1,869	\$ 215,576	\$ 5,006	\$ 220,582	\$ 231,664

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Interest- 11/1/26	\$135,534
Total	\$135,534

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family Phase 1	354	\$442,500	\$1,250	\$1,344
	354	\$442,500		

Cypress Park Estates
Community Development District
Series 2020 Special Assessment Bonds Area 1
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 7,150,000.00	\$ -	\$ 138,215.63	\$ 438,531.25
05/01/26	\$ 7,150,000.00	\$ 165,000.00	\$ 138,215.63	\$ -
11/01/26	\$ 6,985,000.00	\$ -	\$ 135,534.38	\$ 438,750.00
05/01/27	\$ 6,985,000.00	\$ 170,000.00	\$ 135,534.38	\$ -
11/01/27	\$ 6,815,000.00	\$ -	\$ 132,771.88	\$ 438,306.25
05/01/28	\$ 6,815,000.00	\$ 175,000.00	\$ 132,771.88	\$ -
11/01/28	\$ 6,640,000.00	\$ -	\$ 129,928.13	\$ 437,700.00
05/01/29	\$ 6,640,000.00	\$ 185,000.00	\$ 129,928.13	\$ -
11/01/29	\$ 6,455,000.00	\$ -	\$ 126,921.88	\$ 441,850.00
05/01/30	\$ 6,455,000.00	\$ 190,000.00	\$ 126,921.88	\$ -
11/01/30	\$ 6,265,000.00	\$ -	\$ 123,834.38	\$ 440,756.25
05/01/31	\$ 6,265,000.00	\$ 195,000.00	\$ 123,834.38	\$ -
11/01/31	\$ 6,070,000.00	\$ -	\$ 120,056.25	\$ 438,890.63
05/01/32	\$ 6,070,000.00	\$ 205,000.00	\$ 120,056.25	\$ -
11/01/32	\$ 5,865,000.00	\$ -	\$ 116,084.38	\$ 441,140.63
05/01/33	\$ 5,865,000.00	\$ 210,000.00	\$ 116,084.38	\$ -
11/01/33	\$ 5,655,000.00	\$ -	\$ 112,015.63	\$ 438,100.00
05/01/34	\$ 5,655,000.00	\$ 220,000.00	\$ 112,015.63	\$ -
11/01/34	\$ 5,435,000.00	\$ -	\$ 107,753.13	\$ 439,768.75
05/01/35	\$ 5,435,000.00	\$ 230,000.00	\$ 107,753.13	\$ -
11/01/35	\$ 5,205,000.00	\$ -	\$ 103,296.88	\$ 441,050.00
05/01/36	\$ 5,205,000.00	\$ 240,000.00	\$ 103,296.88	\$ -
11/01/36	\$ 4,965,000.00	\$ -	\$ 98,646.88	\$ 441,943.75
05/01/37	\$ 4,965,000.00	\$ 245,000.00	\$ 98,646.88	\$ -
11/01/37	\$ 4,720,000.00	\$ -	\$ 93,900.00	\$ 437,546.88
05/01/38	\$ 4,720,000.00	\$ 255,000.00	\$ 93,900.00	\$ -
11/01/38	\$ 4,465,000.00	\$ -	\$ 88,959.38	\$ 437,859.38
05/01/39	\$ 4,465,000.00	\$ 265,000.00	\$ 88,959.38	\$ -
11/01/39	\$ 4,200,000.00	\$ -	\$ 83,825.00	\$ 437,784.38
05/01/40	\$ 4,200,000.00	\$ 280,000.00	\$ 83,825.00	\$ -
11/01/40	\$ 3,920,000.00	\$ -	\$ 78,400.00	\$ 442,225.00
05/01/41	\$ 3,920,000.00	\$ 290,000.00	\$ 78,400.00	\$ -
11/01/41	\$ 3,630,000.00	\$ -	\$ 72,600.00	\$ 441,000.00
05/01/42	\$ 3,630,000.00	\$ 300,000.00	\$ 72,600.00	\$ -
11/01/42	\$ 3,330,000.00	\$ -	\$ 66,600.00	\$ 439,200.00
05/01/43	\$ 3,330,000.00	\$ 315,000.00	\$ 66,600.00	\$ -
11/01/43	\$ 3,015,000.00	\$ -	\$ 60,300.00	\$ 441,900.00
05/01/44	\$ 3,015,000.00	\$ 325,000.00	\$ 60,300.00	\$ -
11/01/44	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 439,100.00
05/01/45	\$ 2,690,000.00	\$ 340,000.00	\$ 53,800.00	\$ -
11/01/45	\$ 2,350,000.00	\$ -	\$ 47,000.00	\$ 440,800.00
05/01/46	\$ 2,350,000.00	\$ 355,000.00	\$ 47,000.00	\$ -
11/01/46	\$ 1,995,000.00	\$ -	\$ 39,900.00	\$ 441,900.00
05/01/47	\$ 1,995,000.00	\$ 365,000.00	\$ 39,900.00	\$ -
11/01/47	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 437,500.00
05/01/48	\$ 1,630,000.00	\$ 385,000.00	\$ 32,600.00	\$ -
11/01/48	\$ 1,245,000.00	\$ -	\$ 24,900.00	\$ 442,500.00
05/01/49	\$ 1,245,000.00	\$ 400,000.00	\$ 24,900.00	\$ -
11/01/49	\$ 845,000.00	\$ -	\$ 16,900.00	\$ 441,800.00
05/01/50	\$ 845,000.00	\$ 415,000.00	\$ 16,900.00	\$ -
11/1/50	\$ 430,000.00	\$ -	\$ 8,600.00	\$ 440,500.00
5/1/51	\$ 430,000.00	\$ 430,000.00	\$ 8,600.00	\$ 438,600.00
	\$ 7,150,000.00	\$ 4,426,687.50	\$ 11,877,003.13	

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-2

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments - 2020 A2	\$ 71,200	\$ 437,828	\$ -	\$ 437,828	\$ 71,200
Interest Income	\$ -	\$ 2,525	\$ 842	\$ 3,366	\$ 1,683
Carry Forward Surplus	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ 405,438
Total Revenues	\$ 71,200	\$ 475,353	\$ 842	\$ 476,194	\$ 478,321
Expenditures					
Series 2020A-2					
Interest- 11/1	\$ 22,878	\$ 22,878	\$ -	\$ 22,878	\$ 22,378
Principal - 5/1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Interest - 5/1	\$ 22,878	\$ 22,878	\$ -	\$ 22,878	\$ 22,378
Total Expenditures	\$ 70,756	\$ 70,756	\$ -	\$ 70,756	\$ 69,756
Excess Revenues/(Expenditures)	\$ 444	\$ 404,597	\$ 842	\$ 405,438	\$ 408,565

*Carry forward less amount in Reserve funds.

Series 2020 A-2	
Interest - 11/1/26	\$21,878
Total	\$21,878

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family Phase 2	178	\$71,200	\$400	\$430
	178	\$71,200		

Cypress Park Estates
Community Development District
Series 2020 Special Assessment Bonds Area 2
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 1,100,000.00	\$ -	\$ 22,378.13	\$ 70,256.25
05/01/26	\$ 1,100,000.00	\$ 25,000.00	\$ 22,378.13	\$ -
11/01/26	\$ 1,075,000.00	\$ -	\$ 21,878.13	\$ 69,256.25
05/01/27	\$ 1,075,000.00	\$ 25,000.00	\$ 21,878.13	\$ -
11/01/27	\$ 1,050,000.00	\$ -	\$ 21,378.13	\$ 68,256.25
05/01/28	\$ 1,050,000.00	\$ 25,000.00	\$ 21,378.13	\$ -
11/01/28	\$ 1,025,000.00	\$ -	\$ 20,878.13	\$ 67,256.25
05/01/29	\$ 1,025,000.00	\$ 30,000.00	\$ 20,878.13	\$ -
11/01/29	\$ 995,000.00	\$ -	\$ 20,278.13	\$ 71,156.25
05/01/30	\$ 995,000.00	\$ 30,000.00	\$ 20,278.13	\$ -
11/01/30	\$ 965,000.00	\$ -	\$ 19,678.13	\$ 69,956.25
05/01/31	\$ 965,000.00	\$ 30,000.00	\$ 19,678.13	\$ -
11/01/31	\$ 935,000.00	\$ -	\$ 19,078.13	\$ 68,756.25
05/01/32	\$ 935,000.00	\$ 30,000.00	\$ 19,078.13	\$ -
11/01/32	\$ 905,000.00	\$ -	\$ 18,478.13	\$ 67,556.25
05/01/33	\$ 905,000.00	\$ 30,000.00	\$ 18,478.13	\$ -
11/01/33	\$ 875,000.00	\$ -	\$ 17,878.13	\$ 66,356.25
05/01/34	\$ 875,000.00	\$ 35,000.00	\$ 17,878.13	\$ -
11/01/34	\$ 840,000.00	\$ -	\$ 17,178.13	\$ 70,056.25
05/01/35	\$ 840,000.00	\$ 35,000.00	\$ 17,178.13	\$ -
11/01/35	\$ 805,000.00	\$ -	\$ 16,478.13	\$ 68,656.25
05/01/36	\$ 805,000.00	\$ 35,000.00	\$ 16,478.13	\$ -
11/01/36	\$ 770,000.00	\$ -	\$ 15,778.13	\$ 67,256.25
05/01/37	\$ 770,000.00	\$ 40,000.00	\$ 15,778.13	\$ -
11/01/37	\$ 730,000.00	\$ -	\$ 14,978.13	\$ 70,756.25
05/01/38	\$ 730,000.00	\$ 40,000.00	\$ 14,978.13	\$ -
11/01/38	\$ 690,000.00	\$ -	\$ 14,178.13	\$ 69,156.25
05/01/39	\$ 690,000.00	\$ 40,000.00	\$ 14,178.13	\$ -
11/01/39	\$ 650,000.00	\$ -	\$ 13,378.13	\$ 67,556.25
05/01/40	\$ 650,000.00	\$ 45,000.00	\$ 13,378.13	\$ -
11/01/40	\$ 605,000.00	\$ -	\$ 12,478.13	\$ 70,856.25
05/01/41	\$ 605,000.00	\$ 45,000.00	\$ 12,478.13	\$ -
11/01/41	\$ 560,000.00	\$ -	\$ 11,550.00	\$ 69,028.13
05/01/42	\$ 560,000.00	\$ 45,000.00	\$ 11,550.00	\$ -
11/01/42	\$ 515,000.00	\$ -	\$ 10,621.88	\$ 67,171.88
05/01/43	\$ 515,000.00	\$ 50,000.00	\$ 10,621.88	\$ -
11/01/43	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 70,212.50
05/01/44	\$ 465,000.00	\$ 50,000.00	\$ 9,590.63	\$ -
11/01/44	\$ 415,000.00	\$ -	\$ 8,559.38	\$ 68,150.00
05/01/45	\$ 415,000.00	\$ 55,000.00	\$ 8,559.38	\$ -
11/01/45	\$ 360,000.00	\$ -	\$ 7,425.00	\$ 70,984.38
05/01/46	\$ 360,000.00	\$ 55,000.00	\$ 7,425.00	\$ -
11/01/46	\$ 305,000.00	\$ -	\$ 6,290.63	\$ 68,715.63
05/01/47	\$ 305,000.00	\$ 55,000.00	\$ 6,290.63	\$ -
11/01/47	\$ 250,000.00	\$ -	\$ 5,156.25	\$ 66,446.88
05/01/48	\$ 250,000.00	\$ 60,000.00	\$ 5,156.25	\$ -
11/01/48	\$ 190,000.00	\$ -	\$ 3,918.75	\$ 69,075.00
05/01/49	\$ 190,000.00	\$ 60,000.00	\$ 3,918.75	\$ -
11/01/49	\$ 130,000.00	\$ -	\$ 2,681.25	\$ 66,600.00
05/01/50	\$ 130,000.00	\$ 65,000.00	\$ 2,681.25	\$ -
11/1/50	\$ 65,000.00	\$ -	\$ 1,340.63	\$ 69,021.88
5/1/51	\$ 65,000.00	\$ 65,000.00	\$ 1,340.63	\$ 66,340.63
	\$ 1,100,000.00	\$ 706,968.75	\$ 1,854,846.88	

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 434,150	\$ 437,828	\$ -	\$ 437,828	\$ 434,150
Interest Income	\$ 13,000	\$ 14,836	\$ 4,945	\$ 19,781	\$ 9,891
Carry Forward Surplus	\$ -	\$ 226,365	\$ -	\$ 226,365	\$ 251,412
Total Revenues	\$ 447,150	\$ 679,029	\$ 4,945	\$ 683,974	\$ 695,452
Expenditures					
Series 2022					
Interest - 11/1	\$ 161,281	\$ 161,281	\$ -	\$ 161,281	\$ 158,875
Principal - 5/1	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 161,281	\$ 161,281	\$ -	\$ 161,281	\$ 158,875
Total Expenditures	\$ 432,563	\$ 432,563	\$ -	\$ 432,563	\$ 432,750
Excess Revenues/(Expenditures)	\$ 14,588	\$ 246,466	\$ 4,945	\$ 251,412	\$ 262,702

*Carry forward less amount in Reserve funds.

Series 2022	
Interest - 11/1/26	\$156,359
Total	\$156,359

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 2	178	\$169,100	\$950	\$1,022
Single family - Phase 3	171	\$265,050	\$1,550	\$1,667
	349	\$434,150		

Cypress Park Estates
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 6,100,000.00	\$ -	\$ 158,875.00	\$ 430,156.25
05/01/26	\$ 6,100,000.00	\$ 115,000.00	\$ 158,875.00	\$ -
11/01/26	\$ 6,100,000.00	\$ -	\$ 156,359.38	\$ 430,234.38
05/01/27	\$ 6,100,000.00	\$ 120,000.00	\$ 156,359.38	\$ -
11/01/27	\$ 6,100,000.00	\$ -	\$ 153,734.38	\$ 430,093.75
05/01/28	\$ 6,100,000.00	\$ 125,000.00	\$ 153,734.38	\$ -
11/01/28	\$ 5,975,000.00	\$ -	\$ 150,765.63	\$ 429,500.00
05/01/29	\$ 5,975,000.00	\$ 135,000.00	\$ 150,765.63	\$ -
11/01/29	\$ 5,840,000.00	\$ -	\$ 147,559.38	\$ 433,325.00
05/01/30	\$ 5,840,000.00	\$ 140,000.00	\$ 147,559.38	\$ -
11/01/30	\$ 5,555,000.00	\$ -	\$ 144,234.38	\$ 431,793.75
05/01/31	\$ 5,400,000.00	\$ 145,000.00	\$ 144,234.38	\$ -
11/01/31	\$ 5,400,000.00	\$ -	\$ 140,790.63	\$ 430,025.00
05/01/32	\$ 5,400,000.00	\$ 155,000.00	\$ 140,790.63	\$ -
11/01/32	\$ 5,400,000.00	\$ -	\$ 137,109.38	\$ 432,900.00
05/01/33	\$ 5,400,000.00	\$ 160,000.00	\$ 137,109.38	\$ -
11/01/33	\$ 5,240,000.00	\$ -	\$ 133,109.38	\$ 430,218.75
05/01/34	\$ 5,240,000.00	\$ 170,000.00	\$ 133,109.38	\$ -
11/01/34	\$ 5,070,000.00	\$ -	\$ 128,859.38	\$ 431,968.75
05/01/35	\$ 5,070,000.00	\$ 180,000.00	\$ 128,859.38	\$ -
11/01/35	\$ 4,890,000.00	\$ -	\$ 124,359.38	\$ 433,218.75
05/01/36	\$ 4,890,000.00	\$ 185,000.00	\$ 124,359.38	\$ -
11/01/36	\$ 4,705,000.00	\$ -	\$ 119,734.38	\$ 429,093.75
05/01/37	\$ 4,705,000.00	\$ 195,000.00	\$ 119,734.38	\$ -
11/01/37	\$ 4,510,000.00	\$ -	\$ 114,859.38	\$ 429,593.75
05/01/38	\$ 4,510,000.00	\$ 205,000.00	\$ 114,859.38	\$ -
11/01/38	\$ 4,305,000.00	\$ -	\$ 109,734.38	\$ 429,593.75
05/01/39	\$ 4,305,000.00	\$ 215,000.00	\$ 109,734.38	\$ -
11/01/39	\$ 4,090,000.00	\$ -	\$ 104,359.38	\$ 429,093.75
05/01/40	\$ 4,090,000.00	\$ 225,000.00	\$ 104,359.38	\$ -
11/01/40	\$ 3,375,000.00	\$ -	\$ 98,734.38	\$ 428,093.75
05/01/41	\$ 3,375,000.00	\$ 240,000.00	\$ 98,734.38	\$ -
11/01/41	\$ 3,375,000.00	\$ -	\$ 92,734.38	\$ 431,468.75
05/01/42	\$ 3,375,000.00	\$ 250,000.00	\$ 92,734.38	\$ -
11/01/42	\$ 3,375,000.00	\$ -	\$ 86,484.38	\$ 429,218.75
05/01/43	\$ 3,375,000.00	\$ 265,000.00	\$ 86,484.38	\$ -
11/01/43	\$ 3,110,000.00	\$ -	\$ 79,693.75	\$ 431,178.13
05/01/44	\$ 3,110,000.00	\$ 280,000.00	\$ 79,693.75	\$ -
11/01/44	\$ 2,830,000.00	\$ -	\$ 72,518.75	\$ 432,212.50
05/01/45	\$ 2,830,000.00	\$ 295,000.00	\$ 72,518.75	\$ -
11/01/45	\$ 2,535,000.00	\$ -	\$ 64,959.38	\$ 432,478.13
05/01/46	\$ 2,535,000.00	\$ 310,000.00	\$ 64,959.38	\$ -
11/01/46	\$ 2,225,000.00	\$ -	\$ 57,015.63	\$ 431,975.00
05/01/47	\$ 2,225,000.00	\$ 325,000.00	\$ 57,015.63	\$ -
11/01/47	\$ 1,900,000.00	\$ -	\$ 48,687.50	\$ 430,703.13
05/01/48	\$ 1,900,000.00	\$ 340,000.00	\$ 48,687.50	\$ -
11/01/48	\$ 1,560,000.00	\$ -	\$ 39,975.00	\$ 428,662.50
05/01/49	\$ 1,560,000.00	\$ 360,000.00	\$ 39,975.00	\$ -
11/01/49	\$ 1,200,000.00	\$ -	\$ 30,750.00	\$ 430,725.00
05/01/50	\$ 1,200,000.00	\$ 380,000.00	\$ 30,750.00	\$ -
11/1/50	\$ 820,000.00	\$ -	\$ 21,012.50	\$ 431,762.50
5/1/51	\$ 820,000.00	\$ 400,000.00	\$ 21,012.50	\$ -
11/1/51	\$ 420,000.00	\$ -	\$ 10,762.50	\$ 431,775.00
5/1/52	\$ 420,000.00	\$ 420,000.00	\$ 10,762.50	\$ 430,762.50
		\$ 6,335,000.00	\$ 5,455,543.87	\$ 12,061,825.12

SECTION b)

Cypress Park Estates
Community Development District

Proposed Budget
FY 2026



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Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - On Roll	\$ 762,566	\$ 769,025	\$ -	\$ 769,025	\$ 762,566
Interest Income	\$ -	\$ 8,352	\$ 2,784	\$ 11,136	\$ 5,568
Miscellaneous Income	\$ -	\$ 90	\$ -	\$ 90	\$ -

Total Revenues	\$ 762,566	\$ 777,467	\$ 2,784	\$ 780,252	\$ 768,134
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Expenditures

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 3,200	\$ 3,000	\$ 6,200	\$ 12,000
Employer FICA Expense	\$ -	\$ 46	\$ 230	\$ 275	\$ -
Engineer Fees	\$ 10,000	\$ 539	\$ 2,500	\$ 3,039	\$ 10,000
Attorney Fees	\$ 25,000	\$ 20,080	\$ 3,000	\$ 23,080	\$ 30,000
Annual Audit	\$ 7,500	\$ 7,200	\$ -	\$ 7,200	\$ 4,600
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Dissemination	\$ 7,350	\$ 5,513	\$ 1,839	\$ 7,352	\$ 7,574
Arbitrage	\$ 1,350	\$ 900	\$ 450	\$ 1,350	\$ 1,350
Trustee Fees	\$ 12,120	\$ 10,769	\$ 1,351	\$ 12,120	\$ 13,332
Management Fees	\$ 45,000	\$ 33,750	\$ 11,250	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 1,418	\$ 473	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 945	\$ 315	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 500	\$ 742	\$ 125	\$ 867	\$ 500
Insurance	\$ 6,817	\$ 6,631	\$ -	\$ 6,631	\$ 8,810
Copies	\$ 100	\$ 115	\$ 25	\$ 140	\$ 100
Legal Advertising	\$ 2,000	\$ 2,772	\$ 500	\$ 3,272	\$ 2,000
Other Current Charges	\$ 1,000	\$ 422	\$ 250	\$ 672	\$ 1,000
Office Supplies	\$ 50	\$ 15	\$ 13	\$ 28	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 139,677	\$ 100,796	\$ 25,320	\$ 126,115	\$ 146,817
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 16,708	\$ 16,628	\$ -	\$ 16,628	\$ 17,958
Field Management	\$ 20,000	\$ 15,001	\$ 5,000	\$ 20,001	\$ 20,600
Landscape Maintenance	\$ 128,870	\$ 87,351	\$ 28,893	\$ 116,244	\$ 135,500
Landscape Replacement	\$ 25,000	\$ 7,365	\$ 6,250	\$ 13,615	\$ 45,000
Streetlights	\$ 35,000	\$ 16,024	\$ 5,550	\$ 21,574	\$ 25,000
Electric	\$ 13,068	\$ 9,337	\$ 3,600	\$ 12,937	\$ 13,300
Water & Sewer	\$ 82,000	\$ 34,743	\$ 9,600	\$ 44,343	\$ 45,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 625	\$ 625	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 1,124	\$ 1,500	\$ 2,624	\$ 6,000
Fountain Maintenance	\$ 1,800	\$ 1,275	\$ 1,125	\$ 2,400	\$ 1,800
General Repairs & Maintenance	\$ 15,000	\$ 3,194	\$ 3,750	\$ 6,944	\$ 25,000
Contingency	\$ 10,000	\$ 870	\$ 2,500	\$ 3,370	\$ 10,000

Subtotal Field Expenditures	\$ 355,946	\$ 192,912	\$ 68,393	\$ 261,305	\$ 347,658
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Cypress Park Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Amenity Expenditures</u>					
Amenity - Electric	\$ 24,684	\$ 15,947	\$ 5,400	\$ 21,347	\$ 25,000
Amenity - Water	\$ 22,416	\$ 13,197	\$ 5,100	\$ 18,297	\$ 20,500
Playground Lease	\$ 37,164	\$ 26,816	\$ 9,291	\$ 36,107	\$ 36,107
Internet	\$ 2,500	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Pest Control	\$ 720	\$ 520	\$ 160	\$ 680	\$ 4,708
Janitorial Service	\$ 14,705	\$ 7,020	\$ 7,245	\$ 14,265	\$ 14,705
Amenity Management	\$ 12,500	\$ 9,375	\$ 3,125	\$ 12,500	\$ 12,875
Security Services	\$ 36,054	\$ 17,450	\$ 15,000	\$ 32,450	\$ 54,054
Pool Maintenance	\$ 23,700	\$ 13,275	\$ 5,700	\$ 18,975	\$ 24,408
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,450	\$ 2,500	\$ 7,950	\$ 15,000
Contingency	\$ 7,500	\$ 1,685	\$ 1,875	\$ 3,560	\$ 7,500
Subtotal Amenity Expenditures	\$ 191,943	\$ 111,635	\$ 55,696	\$ 167,331	\$ 216,057
Total Operations & Maintenance	\$ 547,889	\$ 304,547	\$ 124,089	\$ 428,636	\$ 563,715
<u>Other Expenditures</u>					
Capital Reserves	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 57,603
Total Other Expenditures	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 57,603
Total Expenditures	\$ 762,566	\$ 480,343	\$ 149,409	\$ 629,752	\$ 768,134
Excess Revenues/(Expenditures)	\$ -	\$ 297,125	\$ (146,625)	\$ 150,500	\$ (0)

Net Assessments	\$762,566.24
Add: Discounts & Collections 7%	\$57,397.46
Gross Assessments	<u>\$819,963.70</u>
Assessable Units	703
Per Unit Gross Assessment	<u>\$1,166.38</u>
FY25 Per Unit Gross Assessments	<u>\$1,166.38</u>
Increase	<u>\$0.00</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	354.00	354	1.00	\$383,995	\$1,085	\$1,166
Phase 2	178.00	178	1.00	\$193,082	\$1,085	\$1,166
Phase 3	171.00	171	1.00	\$185,489	\$1,085	\$1,166
703.00	703			\$762,566		

Cypress Park Estates Community Development District General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Interest Income

Represents interest earned on excess funds invested with Bank United.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineer Fees

The District's engineer, Gadd & Associates, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney Fees

The District's legal counsel, Kilinski | Van Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 A1, 2020 A2 and 2022. Governmental Management Services-Central Florida, LLC, provides these services.

Cypress Park Estates Community Development District General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 A1, 2020 A2 and 2022 bonds.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Cypress Park Estates Community Development District General Fund Budget

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. Governmental Management Services-Central Florida, LLC, provides these services.

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost of streetlight usage within the common area's throughout the District.

Electric

Represents current and estimated electric charges of common areas throughout the District.

**Cypress Park Estates
Community Development District
General Fund Budget**

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Address	Monthly Amount	Annual Amount
5150 E Johnson Ave	\$2,450	\$29,400
4701 Baker Dairy Rd	\$187	\$2,244
4975 Baker Dairy Rd	\$460	\$5,520
290 Bottle Brush Drive	\$45	\$540
959 Sabal Point	\$180	\$2,160
Contingency		\$1,136
		<u>\$41,000</u>

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Fountain Maintenance

Represents the cost of maintaining and repairing the fountain at the entrance.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Cypress Park Estates Community Development District General Fund Budget

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Address	Monthly Amount	Annual Amount
1209 Tupelo Trail (Irrigation)	\$1,500	\$18,000
Contingency		\$2,500
		\$20,500

Playground Lease

Represents estimated cost of leasing agreement for playgrounds to be installed in the community.

Internet

Internet service will be added for use at the Amenity Facilities.

Pest Control

The District is contracted with Massey Services, Inc. for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities. The district is contracted with CSS Clean Star Services of Central Florida.

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. These services are provided by Resort Pool Services.

Holiday Décor

Represents the estimated costs of adding holiday décor to the districts monuments.

**Cypress Park Estates
Community Development District
General Fund Budget**

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Cypress Park Estates

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carry Forward Surplus	\$ 33,571	\$ -	\$ -	\$ -	\$ 33,544
Interest	\$ -	\$ 783	\$ 261	\$ 1,044	\$ 2,813
Total Revenues	\$ 33,571	\$ 783	\$ 261	\$ 1,044	\$ 36,357
<u>Expenditures</u>					
Special Projects	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Holiday Decorations	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Chair Lift Replacement	\$ 10,500	\$ -	\$ 10,500	\$ 10,500	\$ -
Playground Shade	\$ 32,000	\$ -	\$ 32,000	\$ 32,000	\$ -
Total Expenditures	\$ 52,500	\$ -	\$ 42,500	\$ 42,500	\$ 75,000
<u>Other Financing Sources/(Uses)</u>					
Transfer In	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 48,103
Total Other Financing Sources/(Uses)	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 48,103
Excess Revenues/(Expenditures)	\$ 56,071	\$ 75,783	\$ (42,239)	\$ 33,544	\$ 9,459

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-1

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments - 2020 A1	\$ 442,500	\$ 446,248	\$ -	\$ 446,248	\$ 442,500
Interest Income	\$ -	\$ 15,019	\$ 5,006	\$ 20,025	\$ 10,013
Carry Forward Surplus	\$ -	\$ 194,940	\$ -	\$ 194,940	\$ 220,582
Total Revenues	\$ 442,500	\$ 656,207	\$ 5,006	\$ 661,214	\$ 673,095
Expenditures					
Series 2020A-1					
Interest - 11/1	\$ 140,316	\$ 140,316	\$ -	\$ 140,316	\$ 138,216
Principal - 5/1	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Interest - 5/1	\$ 140,316	\$ 140,316	\$ -	\$ 140,316	\$ 138,216
Total Expenditures	\$ 440,631	\$ 440,631	\$ -	\$ 440,631	\$ 441,431
Excess Revenues/(Expenditures)	\$ 1,869	\$ 215,576	\$ 5,006	\$ 220,582	\$ 231,664

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Interest- 11/1/26	\$135,534
Total	\$135,534

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family Phase 1	354	\$442,500	\$1,250	\$1,344
	354	\$442,500		

Cypress Park Estates
Community Development District
Series 2020 Special Assessment Bonds Area 1
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 7,150,000.00	\$ -	\$ 138,215.63	\$ 438,531.25
05/01/26	\$ 7,150,000.00	\$ 165,000.00	\$ 138,215.63	\$ -
11/01/26	\$ 6,985,000.00	\$ -	\$ 135,534.38	\$ 438,750.00
05/01/27	\$ 6,985,000.00	\$ 170,000.00	\$ 135,534.38	\$ -
11/01/27	\$ 6,815,000.00	\$ -	\$ 132,771.88	\$ 438,306.25
05/01/28	\$ 6,815,000.00	\$ 175,000.00	\$ 132,771.88	\$ -
11/01/28	\$ 6,640,000.00	\$ -	\$ 129,928.13	\$ 437,700.00
05/01/29	\$ 6,640,000.00	\$ 185,000.00	\$ 129,928.13	\$ -
11/01/29	\$ 6,455,000.00	\$ -	\$ 126,921.88	\$ 441,850.00
05/01/30	\$ 6,455,000.00	\$ 190,000.00	\$ 126,921.88	\$ -
11/01/30	\$ 6,265,000.00	\$ -	\$ 123,834.38	\$ 440,756.25
05/01/31	\$ 6,265,000.00	\$ 195,000.00	\$ 123,834.38	\$ -
11/01/31	\$ 6,070,000.00	\$ -	\$ 120,056.25	\$ 438,890.63
05/01/32	\$ 6,070,000.00	\$ 205,000.00	\$ 120,056.25	\$ -
11/01/32	\$ 5,865,000.00	\$ -	\$ 116,084.38	\$ 441,140.63
05/01/33	\$ 5,865,000.00	\$ 210,000.00	\$ 116,084.38	\$ -
11/01/33	\$ 5,655,000.00	\$ -	\$ 112,015.63	\$ 438,100.00
05/01/34	\$ 5,655,000.00	\$ 220,000.00	\$ 112,015.63	\$ -
11/01/34	\$ 5,435,000.00	\$ -	\$ 107,753.13	\$ 439,768.75
05/01/35	\$ 5,435,000.00	\$ 230,000.00	\$ 107,753.13	\$ -
11/01/35	\$ 5,205,000.00	\$ -	\$ 103,296.88	\$ 441,050.00
05/01/36	\$ 5,205,000.00	\$ 240,000.00	\$ 103,296.88	\$ -
11/01/36	\$ 4,965,000.00	\$ -	\$ 98,646.88	\$ 441,943.75
05/01/37	\$ 4,965,000.00	\$ 245,000.00	\$ 98,646.88	\$ -
11/01/37	\$ 4,720,000.00	\$ -	\$ 93,900.00	\$ 437,546.88
05/01/38	\$ 4,720,000.00	\$ 255,000.00	\$ 93,900.00	\$ -
11/01/38	\$ 4,465,000.00	\$ -	\$ 88,959.38	\$ 437,859.38
05/01/39	\$ 4,465,000.00	\$ 265,000.00	\$ 88,959.38	\$ -
11/01/39	\$ 4,200,000.00	\$ -	\$ 83,825.00	\$ 437,784.38
05/01/40	\$ 4,200,000.00	\$ 280,000.00	\$ 83,825.00	\$ -
11/01/40	\$ 3,920,000.00	\$ -	\$ 78,400.00	\$ 442,225.00
05/01/41	\$ 3,920,000.00	\$ 290,000.00	\$ 78,400.00	\$ -
11/01/41	\$ 3,630,000.00	\$ -	\$ 72,600.00	\$ 441,000.00
05/01/42	\$ 3,630,000.00	\$ 300,000.00	\$ 72,600.00	\$ -
11/01/42	\$ 3,330,000.00	\$ -	\$ 66,600.00	\$ 439,200.00
05/01/43	\$ 3,330,000.00	\$ 315,000.00	\$ 66,600.00	\$ -
11/01/43	\$ 3,015,000.00	\$ -	\$ 60,300.00	\$ 441,900.00
05/01/44	\$ 3,015,000.00	\$ 325,000.00	\$ 60,300.00	\$ -
11/01/44	\$ 2,690,000.00	\$ -	\$ 53,800.00	\$ 439,100.00
05/01/45	\$ 2,690,000.00	\$ 340,000.00	\$ 53,800.00	\$ -
11/01/45	\$ 2,350,000.00	\$ -	\$ 47,000.00	\$ 440,800.00
05/01/46	\$ 2,350,000.00	\$ 355,000.00	\$ 47,000.00	\$ -
11/01/46	\$ 1,995,000.00	\$ -	\$ 39,900.00	\$ 441,900.00
05/01/47	\$ 1,995,000.00	\$ 365,000.00	\$ 39,900.00	\$ -
11/01/47	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 437,500.00
05/01/48	\$ 1,630,000.00	\$ 385,000.00	\$ 32,600.00	\$ -
11/01/48	\$ 1,245,000.00	\$ -	\$ 24,900.00	\$ 442,500.00
05/01/49	\$ 1,245,000.00	\$ 400,000.00	\$ 24,900.00	\$ -
11/01/49	\$ 845,000.00	\$ -	\$ 16,900.00	\$ 441,800.00
05/01/50	\$ 845,000.00	\$ 415,000.00	\$ 16,900.00	\$ -
11/1/50	\$ 430,000.00	\$ -	\$ 8,600.00	\$ 440,500.00
5/1/51	\$ 430,000.00	\$ 430,000.00	\$ 8,600.00	\$ 438,600.00
	\$ 7,150,000.00	\$ 4,426,687.50	\$ 11,877,003.13	

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-2

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments - 2020 A2	\$ 71,200	\$ 437,828	\$ -	\$ 437,828	\$ 71,200
Interest Income	\$ -	\$ 2,525	\$ 842	\$ 3,366	\$ 1,683
Carry Forward Surplus	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ 405,438
Total Revenues	\$ 71,200	\$ 475,353	\$ 842	\$ 476,194	\$ 478,321
Expenditures					
Series 2020A-2					
Interest- 11/1	\$ 22,878	\$ 22,878	\$ -	\$ 22,878	\$ 22,378
Principal - 5/1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Interest - 5/1	\$ 22,878	\$ 22,878	\$ -	\$ 22,878	\$ 22,378
Total Expenditures	\$ 70,756	\$ 70,756	\$ -	\$ 70,756	\$ 69,756
Excess Revenues/(Expenditures)	\$ 444	\$ 404,597	\$ 842	\$ 405,438	\$ 408,565

*Carry forward less amount in Reserve funds.

Series 2020 A-2	
Interest - 11/1/26	\$21,878
Total	\$21,878

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family Phase 2	178	\$71,200	\$400	\$430
	178	\$71,200		

Cypress Park Estates
Community Development District
Series 2020 Special Assessment Bonds Area 2
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 1,100,000.00	\$ -	\$ 22,378.13	\$ 70,256.25
05/01/26	\$ 1,100,000.00	\$ 25,000.00	\$ 22,378.13	\$ -
11/01/26	\$ 1,075,000.00	\$ -	\$ 21,878.13	\$ 69,256.25
05/01/27	\$ 1,075,000.00	\$ 25,000.00	\$ 21,878.13	\$ -
11/01/27	\$ 1,050,000.00	\$ -	\$ 21,378.13	\$ 68,256.25
05/01/28	\$ 1,050,000.00	\$ 25,000.00	\$ 21,378.13	\$ -
11/01/28	\$ 1,025,000.00	\$ -	\$ 20,878.13	\$ 67,256.25
05/01/29	\$ 1,025,000.00	\$ 30,000.00	\$ 20,878.13	\$ -
11/01/29	\$ 995,000.00	\$ -	\$ 20,278.13	\$ 71,156.25
05/01/30	\$ 995,000.00	\$ 30,000.00	\$ 20,278.13	\$ -
11/01/30	\$ 965,000.00	\$ -	\$ 19,678.13	\$ 69,956.25
05/01/31	\$ 965,000.00	\$ 30,000.00	\$ 19,678.13	\$ -
11/01/31	\$ 935,000.00	\$ -	\$ 19,078.13	\$ 68,756.25
05/01/32	\$ 935,000.00	\$ 30,000.00	\$ 19,078.13	\$ -
11/01/32	\$ 905,000.00	\$ -	\$ 18,478.13	\$ 67,556.25
05/01/33	\$ 905,000.00	\$ 30,000.00	\$ 18,478.13	\$ -
11/01/33	\$ 875,000.00	\$ -	\$ 17,878.13	\$ 66,356.25
05/01/34	\$ 875,000.00	\$ 35,000.00	\$ 17,878.13	\$ -
11/01/34	\$ 840,000.00	\$ -	\$ 17,178.13	\$ 70,056.25
05/01/35	\$ 840,000.00	\$ 35,000.00	\$ 17,178.13	\$ -
11/01/35	\$ 805,000.00	\$ -	\$ 16,478.13	\$ 68,656.25
05/01/36	\$ 805,000.00	\$ 35,000.00	\$ 16,478.13	\$ -
11/01/36	\$ 770,000.00	\$ -	\$ 15,778.13	\$ 67,256.25
05/01/37	\$ 770,000.00	\$ 40,000.00	\$ 15,778.13	\$ -
11/01/37	\$ 730,000.00	\$ -	\$ 14,978.13	\$ 70,756.25
05/01/38	\$ 730,000.00	\$ 40,000.00	\$ 14,978.13	\$ -
11/01/38	\$ 690,000.00	\$ -	\$ 14,178.13	\$ 69,156.25
05/01/39	\$ 690,000.00	\$ 40,000.00	\$ 14,178.13	\$ -
11/01/39	\$ 650,000.00	\$ -	\$ 13,378.13	\$ 67,556.25
05/01/40	\$ 650,000.00	\$ 45,000.00	\$ 13,378.13	\$ -
11/01/40	\$ 605,000.00	\$ -	\$ 12,478.13	\$ 70,856.25
05/01/41	\$ 605,000.00	\$ 45,000.00	\$ 12,478.13	\$ -
11/01/41	\$ 560,000.00	\$ -	\$ 11,550.00	\$ 69,028.13
05/01/42	\$ 560,000.00	\$ 45,000.00	\$ 11,550.00	\$ -
11/01/42	\$ 515,000.00	\$ -	\$ 10,621.88	\$ 67,171.88
05/01/43	\$ 515,000.00	\$ 50,000.00	\$ 10,621.88	\$ -
11/01/43	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 70,212.50
05/01/44	\$ 465,000.00	\$ 50,000.00	\$ 9,590.63	\$ -
11/01/44	\$ 415,000.00	\$ -	\$ 8,559.38	\$ 68,150.00
05/01/45	\$ 415,000.00	\$ 55,000.00	\$ 8,559.38	\$ -
11/01/45	\$ 360,000.00	\$ -	\$ 7,425.00	\$ 70,984.38
05/01/46	\$ 360,000.00	\$ 55,000.00	\$ 7,425.00	\$ -
11/01/46	\$ 305,000.00	\$ -	\$ 6,290.63	\$ 68,715.63
05/01/47	\$ 305,000.00	\$ 55,000.00	\$ 6,290.63	\$ -
11/01/47	\$ 250,000.00	\$ -	\$ 5,156.25	\$ 66,446.88
05/01/48	\$ 250,000.00	\$ 60,000.00	\$ 5,156.25	\$ -
11/01/48	\$ 190,000.00	\$ -	\$ 3,918.75	\$ 69,075.00
05/01/49	\$ 190,000.00	\$ 60,000.00	\$ 3,918.75	\$ -
11/01/49	\$ 130,000.00	\$ -	\$ 2,681.25	\$ 66,600.00
05/01/50	\$ 130,000.00	\$ 65,000.00	\$ 2,681.25	\$ -
11/1/50	\$ 65,000.00	\$ -	\$ 1,340.63	\$ 69,021.88
5/1/51	\$ 65,000.00	\$ 65,000.00	\$ 1,340.63	\$ 66,340.63
	\$ 1,100,000.00	\$ 706,968.75	\$ 1,854,846.88	

Cypress Park Estates

Community Development District

Proposed Budget Debt Service Fund Series 2022

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Special Assessments	\$ 434,150	\$ 437,828	\$ -	\$ 437,828	\$ 434,150
Interest Income	\$ 13,000	\$ 14,836	\$ 4,945	\$ 19,781	\$ 9,891
Carry Forward Surplus	\$ -	\$ 226,365	\$ -	\$ 226,365	\$ 251,412
Total Revenues	\$ 447,150	\$ 679,029	\$ 4,945	\$ 683,974	\$ 695,452
Expenditures					
Series 2022					
Interest - 11/1	\$ 161,281	\$ 161,281	\$ -	\$ 161,281	\$ 158,875
Principal - 5/1	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 161,281	\$ 161,281	\$ -	\$ 161,281	\$ 158,875
Total Expenditures	\$ 432,563	\$ 432,563	\$ -	\$ 432,563	\$ 432,750
Excess Revenues/(Expenditures)	\$ 14,588	\$ 246,466	\$ 4,945	\$ 251,412	\$ 262,702

*Carry forward less amount in Reserve funds.

Series 2022	
Interest - 11/1/26	\$156,359
Total	\$156,359

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 2	178	\$169,100	\$950	\$1,022
Single family - Phase 3	171	\$265,050	\$1,550	\$1,667
	349	\$434,150		

Cypress Park Estates
Community Development District
Series 2022 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 6,100,000.00	\$ -	\$ 158,875.00	\$ 430,156.25
05/01/26	\$ 6,100,000.00	\$ 115,000.00	\$ 158,875.00	\$ -
11/01/26	\$ 6,100,000.00	\$ -	\$ 156,359.38	\$ 430,234.38
05/01/27	\$ 6,100,000.00	\$ 120,000.00	\$ 156,359.38	\$ -
11/01/27	\$ 6,100,000.00	\$ -	\$ 153,734.38	\$ 430,093.75
05/01/28	\$ 6,100,000.00	\$ 125,000.00	\$ 153,734.38	\$ -
11/01/28	\$ 5,975,000.00	\$ -	\$ 150,765.63	\$ 429,500.00
05/01/29	\$ 5,975,000.00	\$ 135,000.00	\$ 150,765.63	\$ -
11/01/29	\$ 5,840,000.00	\$ -	\$ 147,559.38	\$ 433,325.00
05/01/30	\$ 5,840,000.00	\$ 140,000.00	\$ 147,559.38	\$ -
11/01/30	\$ 5,555,000.00	\$ -	\$ 144,234.38	\$ 431,793.75
05/01/31	\$ 5,400,000.00	\$ 145,000.00	\$ 144,234.38	\$ -
11/01/31	\$ 5,400,000.00	\$ -	\$ 140,790.63	\$ 430,025.00
05/01/32	\$ 5,400,000.00	\$ 155,000.00	\$ 140,790.63	\$ -
11/01/32	\$ 5,400,000.00	\$ -	\$ 137,109.38	\$ 432,900.00
05/01/33	\$ 5,400,000.00	\$ 160,000.00	\$ 137,109.38	\$ -
11/01/33	\$ 5,240,000.00	\$ -	\$ 133,109.38	\$ 430,218.75
05/01/34	\$ 5,240,000.00	\$ 170,000.00	\$ 133,109.38	\$ -
11/01/34	\$ 5,070,000.00	\$ -	\$ 128,859.38	\$ 431,968.75
05/01/35	\$ 5,070,000.00	\$ 180,000.00	\$ 128,859.38	\$ -
11/01/35	\$ 4,890,000.00	\$ -	\$ 124,359.38	\$ 433,218.75
05/01/36	\$ 4,890,000.00	\$ 185,000.00	\$ 124,359.38	\$ -
11/01/36	\$ 4,705,000.00	\$ -	\$ 119,734.38	\$ 429,093.75
05/01/37	\$ 4,705,000.00	\$ 195,000.00	\$ 119,734.38	\$ -
11/01/37	\$ 4,510,000.00	\$ -	\$ 114,859.38	\$ 429,593.75
05/01/38	\$ 4,510,000.00	\$ 205,000.00	\$ 114,859.38	\$ -
11/01/38	\$ 4,305,000.00	\$ -	\$ 109,734.38	\$ 429,593.75
05/01/39	\$ 4,305,000.00	\$ 215,000.00	\$ 109,734.38	\$ -
11/01/39	\$ 4,090,000.00	\$ -	\$ 104,359.38	\$ 429,093.75
05/01/40	\$ 4,090,000.00	\$ 225,000.00	\$ 104,359.38	\$ -
11/01/40	\$ 3,375,000.00	\$ -	\$ 98,734.38	\$ 428,093.75
05/01/41	\$ 3,375,000.00	\$ 240,000.00	\$ 98,734.38	\$ -
11/01/41	\$ 3,375,000.00	\$ -	\$ 92,734.38	\$ 431,468.75
05/01/42	\$ 3,375,000.00	\$ 250,000.00	\$ 92,734.38	\$ -
11/01/42	\$ 3,375,000.00	\$ -	\$ 86,484.38	\$ 429,218.75
05/01/43	\$ 3,375,000.00	\$ 265,000.00	\$ 86,484.38	\$ -
11/01/43	\$ 3,110,000.00	\$ -	\$ 79,693.75	\$ 431,178.13
05/01/44	\$ 3,110,000.00	\$ 280,000.00	\$ 79,693.75	\$ -
11/01/44	\$ 2,830,000.00	\$ -	\$ 72,518.75	\$ 432,212.50
05/01/45	\$ 2,830,000.00	\$ 295,000.00	\$ 72,518.75	\$ -
11/01/45	\$ 2,535,000.00	\$ -	\$ 64,959.38	\$ 432,478.13
05/01/46	\$ 2,535,000.00	\$ 310,000.00	\$ 64,959.38	\$ -
11/01/46	\$ 2,225,000.00	\$ -	\$ 57,015.63	\$ 431,975.00
05/01/47	\$ 2,225,000.00	\$ 325,000.00	\$ 57,015.63	\$ -
11/01/47	\$ 1,900,000.00	\$ -	\$ 48,687.50	\$ 430,703.13
05/01/48	\$ 1,900,000.00	\$ 340,000.00	\$ 48,687.50	\$ -
11/01/48	\$ 1,560,000.00	\$ -	\$ 39,975.00	\$ 428,662.50
05/01/49	\$ 1,560,000.00	\$ 360,000.00	\$ 39,975.00	\$ -
11/01/49	\$ 1,200,000.00	\$ -	\$ 30,750.00	\$ 430,725.00
05/01/50	\$ 1,200,000.00	\$ 380,000.00	\$ 30,750.00	\$ -
11/1/50	\$ 820,000.00	\$ -	\$ 21,012.50	\$ 431,762.50
5/1/51	\$ 820,000.00	\$ 400,000.00	\$ 21,012.50	\$ -
11/1/51	\$ 420,000.00	\$ -	\$ 10,762.50	\$ 431,775.00
5/1/52	\$ 420,000.00	\$ 420,000.00	\$ 10,762.50	\$ 430,762.50
		\$ 6,335,000.00	\$ 5,455,543.87	\$ 12,061,825.12

SECTION B

SECTION i

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Park Estates Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Cypress Park Estates Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

Cypress Park Estates CDD
FY 26 Assessment Roll

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502000010	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000020	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000030	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000040	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000050	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000060	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000070	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000080	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000090	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000100	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000110	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000120	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000130	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000140	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000150	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000160	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000170	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000180	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000190	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000200	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000210	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000220	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000230	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000240	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000250	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000260	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000270	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000280	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000290	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000300	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000310	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000320	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000330	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000340	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000350	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000360	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000370	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000380	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000390	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000400	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000410	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000420	1	\$1,292.11	\$1,344.09			\$2,636.20

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502000430	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000440	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000450	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000460	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000470	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000480	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000490	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000500	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000510	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000520	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000530	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000540	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000550	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000560	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000570	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000580	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000590	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000600	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000610	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000620	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000630	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000640	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000650	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000660	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000670	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000680	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000690	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000700	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000710	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000720	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000730	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000740	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000750	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000760	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000770	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000780	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000790	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000800	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000810	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000820	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000830	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000840	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000850	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000860	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000870	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000880	1	\$1,292.11	\$1,344.09			\$2,636.20

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502000890	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000900	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000910	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000920	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000930	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000940	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000950	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000960	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000970	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000980	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502000990	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001000	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001010	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001020	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001030	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001040	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001050	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001060	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001070	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001080	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001090	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001100	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001110	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001120	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001130	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001140	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001150	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001160	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001170	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001180	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001190	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001200	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001210	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001220	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001230	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001240	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001250	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001260	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001270	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001280	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001290	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001300	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001310	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001320	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001330	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001340	1	\$1,292.11	\$1,344.09			\$2,636.20

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502001350	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001360	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001370	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001380	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001390	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001400	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001410	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001420	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001430	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001440	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001450	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001460	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001470	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001480	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001490	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001500	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001510	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001520	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001530	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001540	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001550	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001560	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001570	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001580	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001590	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001600	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001610	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001620	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001630	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001640	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001650	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001660	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001670	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001680	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001690	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001700	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001710	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001720	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001730	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001740	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001750	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001760	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001770	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001780	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001790	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001800	1	\$1,292.11	\$1,344.09			\$2,636.20

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502001810	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001820	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001830	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001840	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001850	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001860	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001870	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001880	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001890	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001900	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001910	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001920	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001930	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001940	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001950	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001960	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001970	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001980	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502001990	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002000	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002010	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002020	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002030	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002040	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002050	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002060	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002070	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002080	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002090	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002100	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002110	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002120	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002130	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002140	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002150	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002160	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002170	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002180	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002190	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002200	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002210	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002220	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002230	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002240	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002250	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002260	1	\$1,292.11	\$1,344.09			\$2,636.20

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502002270	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002280	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002290	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002300	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002310	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002320	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002330	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002340	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002350	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002360	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002370	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002380	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002390	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002400	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002410	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002420	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002430	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002440	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002450	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002460	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002470	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002480	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002490	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002500	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002510	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002520	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002530	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002540	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002550	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002560	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002570	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002580	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002590	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002600	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002610	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002620	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002630	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002640	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002650	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002660	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002670	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002680	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002690	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002700	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002710	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002720	1	\$1,292.11	\$1,344.09			\$2,636.20

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502002730	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002740	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002750	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002760	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002770	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002780	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002790	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002800	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002810	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002820	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002830	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002840	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002850	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002860	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002870	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002880	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002890	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002900	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002910	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002920	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002930	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002940	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002950	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002960	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002970	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002980	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502002990	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003000	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003010	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003020	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003030	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003040	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003050	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003060	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003070	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003080	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003090	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003100	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003110	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003120	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003130	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003140	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003150	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003160	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003170	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003180	1	\$1,292.11	\$1,344.09			\$2,636.20

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757502003190	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003200	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003210	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003220	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003230	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003240	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003250	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003260	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003270	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003280	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003290	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003300	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003310	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003320	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003330	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003340	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003350	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003360	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003370	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003380	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003390	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003400	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003410	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003420	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003430	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003440	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003450	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003460	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003470	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003480	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003490	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003500	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003510	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003520	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003530	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757502003540	1	\$1,292.11	\$1,344.09			\$2,636.20
272723757503003550	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003560	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003570	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003580	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003590	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003600	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003610	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003620	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003630	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503003640	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73

[illegible]

[illegible]

[illegible]

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272723757503005030	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005040	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005050	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005060	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005070	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005080	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005090	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005100	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005110	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005120	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005130	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005140	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005150	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005160	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005170	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005180	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005190	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005200	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005210	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005220	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005230	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005240	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005250	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005260	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005270	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005280	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005290	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005300	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005310	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272723757503005320	1	\$1,292.11		\$430.11	\$1,021.51	\$2,743.73
272724757675005330	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005340	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005350	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005360	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005370	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005380	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005390	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005400	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005410	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005420	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005430	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005440	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005450	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005460	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005470	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005480	1	\$1,292.11			\$1,666.67	\$2,958.78

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272724757675005490	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005500	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005510	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005520	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005530	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005540	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005550	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005560	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005570	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005580	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005590	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005600	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005610	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005620	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005630	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005640	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005650	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005660	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005670	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005680	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005690	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005700	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005710	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005720	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005730	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005740	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005750	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005760	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005770	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005780	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005790	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005800	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005810	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005820	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005830	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005840	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005850	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005860	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005870	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005880	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005890	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005900	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005910	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005920	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005930	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005940	1	\$1,292.11			\$1,666.67	\$2,958.78

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272724757675005950	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005960	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005970	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005980	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675005990	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006000	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006010	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006020	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006030	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006040	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006050	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006060	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006070	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006080	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006090	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006100	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006110	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006120	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006130	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006140	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006150	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006160	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006170	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006180	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006190	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006200	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006210	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006220	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006230	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006240	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006250	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006260	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006270	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006280	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006290	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006300	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006310	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006320	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006330	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006340	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006350	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006360	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006370	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006380	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006390	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006400	1	\$1,292.11			\$1,666.67	\$2,958.78

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272724757675006410	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006420	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006430	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006440	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006450	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006460	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006470	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006480	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006490	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006500	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006510	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006520	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006530	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006540	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006550	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006560	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006570	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006580	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006590	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006600	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006610	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006620	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006630	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006640	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006650	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006660	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006670	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006680	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006690	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006700	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006710	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006720	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006730	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006740	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006750	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006760	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006770	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006780	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006790	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006800	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006810	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006820	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006830	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006840	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006850	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006860	1	\$1,292.11			\$1,666.67	\$2,958.78

PARCEL ID	UNITS	FY 26 O&M	SERIES 2020 AA1 DEBT	SERIES 2020 AA2 DEBT	SERIES 2022 DEBT	TOTAL
272724757675006870	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006880	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006890	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006900	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006910	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006920	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006930	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006940	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006950	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006960	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006970	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006980	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675006990	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675007000	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675007010	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675007020	1	\$1,292.11			\$1,666.67	\$2,958.78
272724757675007030	1	\$1,292.11			\$1,666.67	\$2,958.78
Total Gross Assessments	703	\$908,353.33	\$475,807.86	\$76,559.58	\$466,829.35	\$1,927,550.12
Total Net Assessments		\$844,768.60	\$442,501.31	\$71,200.41	\$434,151.30	\$1,792,621.61

SECTION 6

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cypress Park Estates Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August 2025.

ATTEST:

**CYPRESS PARK ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Cypress Park Estates Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, on the 4th Tuesday of every month at 10:00 AM unless otherwise indicated as follows:

**October 28, 2025
November 18, 2025 (3rd Tuesday)
December 16, 2025 (3rd Tuesday)
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 7

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA**

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Grau & Associates

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www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year ended September 30, 2024 then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 9, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 9, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,514,575.
- The change in the District's total net position in comparison with the prior fiscal year was \$451,966, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balance of \$1,122,698, a decrease of (\$1,482,329) in comparison with the prior fiscal year. The fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024		2023
Current and other assets	\$ 1,130,736	\$	3,149,765
Capital assets, net of depreciation	21,569,920		21,163,860
Total assets	22,700,656		24,313,625
Current liabilities	278,434		843,944
Long-term liabilities	14,907,647		16,407,072
Total liabilities	15,186,081		17,251,016
Net position			
Net investment in capital assets	6,669,801		4,756,788
Restricted	659,400		1,994,637
Unrestricted	185,374		311,184
Total net position	\$ 7,514,575	\$	7,062,609

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
	2024	2023	
Revenues:			
Program revenues			
Charges for services	\$ 1,564,682	\$ 2,494,048	
Operating grants and contributions	56,191	43,007	
Capital grants and contributions	2,840	3,520,866	
General revenues			
Miscellaneous income	60	60	
Total revenues	1,623,773	6,057,981	
Expenses:			
General government	106,053	91,562	
Maintenance and operations	393,576	232,737	
Bond issue costs	-	5,900	
Interest	672,178	727,431	
Total expenses	1,171,807	1,057,630	
Change in net position	451,966	5,000,351	
Net position - beginning	7,062,609	2,062,258	
Net position - ending	\$ 7,514,575	\$ 7,062,609	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,171,807. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The majority of the decrease in program revenues is due to the receipt of Developer revenues in the prior fiscal year that was used to improve the District's infrastructure during the prior fiscal year. The increase in current fiscal year expenses is primarily the result of an increase in maintenance costs resulting from the completion of a significant portion of the District's infrastructure in the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$21,625,945 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$56,025 has been taken, which resulted in a net book value of \$21,569,920. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$14,880,000 Bonds outstanding for its governmental activities. In addition, the District has \$98,968 in outstanding notes payable related to financed purchase agreements. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cypress Park Estates Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 166,342
Assessments receivable	3,429
Prepaid items	32,858
Restricted assets:	
Investments	928,107
Capital assets:	
Nondepreciable	21,475,886
Depreciable, net	94,034
Total assets	<u>22,700,656</u>
LIABILITIES	
Accounts payable	8,038
Accrued interest payable	270,396
Non-current liabilities:	
Due within one year	295,000
Due in more than one year	14,612,647
Total liabilities	<u>15,186,081</u>
NET POSITION	
Net investment in capital assets	6,669,801
Restricted for debt service	659,400
Unrestricted	185,374
Total net position	<u>\$ 7,514,575</u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 106,053	\$ 106,053	\$ -	\$ -	\$ -
Maintenance and operations	393,576	498,952	-	2,840	108,216
Interest on long-term debt	672,178	959,677	56,191	-	343,690
Total governmental activities	1,171,807	1,564,682	56,191	2,840	451,906
General revenues:					
Miscellaneous income					60
Total general revenues					60
Change in net position					451,966
Net position - beginning					7,062,609
Net position - ending					<u>\$ 7,514,575</u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 159,228	\$ -	\$ 7,114	\$ 166,342
Investments	-	927,693	414	928,107
Assessments receivable	1,326	2,103	-	3,429
Prepaid items	32,858	-	-	32,858
Total assets	<u>\$ 193,412</u>	<u>\$ 929,796</u>	<u>\$ 7,528</u>	<u>\$ 1,130,736</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 8,038	\$ -	\$ -	\$ 8,038
Total liabilities	<u>8,038</u>	<u>-</u>	<u>-</u>	<u>8,038</u>
Fund balances:				
Nonspendable:				
Prepaid items	32,858	-	-	32,858
Restricted for:				
Debt service	-	929,796	-	929,796
Capital projects	-	-	7,528	7,528.00
Unassigned	152,516	-	-	152,516
Total fund balances	<u>185,374</u>	<u>929,796</u>	<u>7,528</u>	<u>1,122,698</u>
Total liabilities and fund balances	<u>\$ 193,412</u>	<u>\$ 929,796</u>	<u>\$ 7,528</u>	<u>\$ 1,130,736</u>

See notes to the financial statement

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 1,122,698

Amounts reported for governmental activities in the statement of
net position are different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported as assets in the
governmental funds. The statement of net position includes
those capital assets, net of any accumulated depreciation, in
the net position of the government as a whole.

Cost of capital assets	21,625,945	
Accumulated depreciation	(56,025)	21,569,920

Liabilities not due and payable from current available
resources are not reported as liabilities in the governmental
fund statements. All liabilities, both current and long-term, are
reported in the government-wide financial statements.

Accrued interest payable	(270,396)	
Bonds payable	(14,808,679)	
Note payable	(98,968)	(15,178,043)

Net position of governmental activities		\$ 7,514,575
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See notes to the financial statement

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 605,005	\$ 959,677	\$ -	\$ 1,564,682
Developer contributions	-	-	419	419
Miscellaneous Income	60	-	-	60
Interest Income	-	56,191	2,421	58,612
Total revenues	605,065	1,015,868	2,840	1,623,773
EXPENDITURES				
Current:				
General government	105,687	-	366	106,053
Maintenance and operations	372,139	-	-	372,139
Debt service:				
Principal	27,067	1,475,000	-	1,502,067
Interest	10,094	688,252	-	698,346
Capital outlay	-	-	427,497	427,497
Total expenditures	514,987	2,163,252	427,863	3,106,102
Excess (deficiency) of revenues over (under) expenditures	90,078	(1,147,384)	(425,023)	(1,482,329)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(216,663)	216,663	-
Total other financing sources (uses)	-	(216,663)	216,663	-
Net change in fund balances	90,078	(1,364,047)	(208,360)	(1,482,329)
Fund balances - beginning	95,296	2,293,843	215,888	2,605,027
Fund balances - ending	\$ 185,374	\$ 929,796	\$ 7,528	\$ 1,122,698

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (1,482,329)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	427,497
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(21,437)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,502,067
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,642)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>28,810</u>
Change in net position of governmental activities	<u><u>\$ 451,966</u></u>

See notes to the financial statements

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Park Estates Community Development District (the "District") was established by the City Council of City of Haines City's approval of Ordinance No. 19-1664 effective on December 5, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2024, four of the Board members were affiliated with KRPC East Johnson LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The playground equipment is being depreciated over 7 years.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl D	\$ 442,479	S&P AAAM	Weighted average of the fund portfolio: 31 days
First American Treasury Obligation Fd Cl Y	485,628	S&P AAAM	Weighted average of the fund portfolio: 31 days
	<u>\$ 928,107</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 216,663
Capital projects	216,663	-
Total	<u>\$ 216,663</u>	<u>\$ 216,663</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 21,048,389	\$ 427,497	\$ -	\$ 21,475,886
Total capital assets, not being depreciated	21,048,389	427,497	-	21,475,886
Capital assets, being depreciated				
Playground equipment - financed purchase	150,059	-	-	150,059
Total capital assets, being depreciated	150,059	-	-	150,059
Less accumulated depreciation for:				
Playground equipment - financed purchase	34,588	21,437	-	56,025
Total accumulated depreciation	34,588	21,437	-	56,025
Total capital assets being depreciated	115,471	(21,437)	-	94,034
Governmental activities capital assets, net	\$ 21,163,860	\$ 406,060	\$ -	\$ 21,569,920

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$22,500,000. The infrastructure will include public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

Depreciation expense was charged to the maintenance and operations function.

NOTE 7 – LONG-TERM LIABILITIES

Series 2020

On November 12, 2020, the District issued \$8,955,000 of Special Assessment Bonds, Series 2020 Assessment Area 1 consisting of \$7,770,000 Term Bonds due on May 1, 2051 and Series 2020 Assessment Area 2 consisting of \$1,185,000 due on May 1, 2051 with fixed interest rates ranging from 2.625% to 4.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption prior to maturity as outlined in the Bond Indenture.. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2022

On June 1, 2022, the District issued \$7,865,000 of Special Assessment Bonds, Series 2022 consisting of \$655,000 Term Bond due May 1, 2027, \$820,000 Term Bond due May 1, 2032, \$2,405,000 Term Bond due May 1, 2042 and \$3,985,000 Term Bond due May 1, 2052 with fixed interest rates ranging from 4.375% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 Bonds are subject to redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to mandatory sinking fund redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$1,195,000 of the Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Financed Purchase Agreement

In May 2022 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$49,910, which was recognized as a financed purchase note payable during the current fiscal year. The term of the agreement is from May 30, 2022 to April 30, 2027 and is payable in monthly installments ranging from \$662 to \$1,046.

In August 2022 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$42,150, which was recognized as a financed purchase note payable during the current fiscal year. The term of the agreement is from August 12, 2022 to July 12, 2027 and is payable in monthly installments ranging from \$524 to \$835.

In July 2023 the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$57,999, which was recognized as a financed purchase note payable during the current fiscal year. The term of the agreement is from July 1, 2023 to June 1, 2028 and is payable in monthly installments of approximately \$1,182.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds Payable:					
Series 2020	\$ 8,610,000	\$ -	\$ 175,000	\$ 8,435,000	\$ 185,000
Less: Original issue discount	(73,963)	-	(2,642)	(71,321)	-
Series 2022	7,745,000	-	1,300,000	6,445,000	110,000
Note payable - financed purchase	126,035	-	27,067	98,968	-
Total	<u>\$ 16,407,072</u>	<u>\$ -</u>	<u>\$ 1,499,425</u>	<u>\$ 14,907,647</u>	<u>\$ 295,000</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the future payments on the note payable were as follows:

	Fiscal year	Amount
	2025	\$ 37,170
	2026	37,162
	2027	29,447
	2028	9,949
Total payments		113,728
Less: amounts representing interest		(14,760)
Note payable - financed purchase		<u>\$ 98,968</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 295,000	\$ 648,950	\$ 943,950
2026	305,000	638,938	943,938
2027	315,000	627,542	942,542
2028	325,000	615,768	940,768
2029	350,000	603,144	953,144
2030-2034	1,945,000	2,794,208	4,739,208
2035-2039	2,405,000	2,337,382	4,742,382
2040-2044	3,005,000	1,762,696	4,767,696
2045-2049	3,760,000	1,025,412	4,785,412
2050-2052	2,175,000	184,094	2,359,094
Total	<u>\$ 14,880,000</u>	<u>\$ 11,238,134</u>	<u>\$ 26,118,134</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 597,550	\$ 605,005	\$ 7,455
Miscellaneous	-	60	60
Total revenues	<u>597,550</u>	<u>605,065</u>	<u>7,515</u>
EXPENDITURES			
Current:			
General government	135,105	105,687	29,418
Maintenance and operations	428,875	372,139	56,736
Debt service:			
Principal	-	27,067	(27,067)
Interest	-	10,094	(10,094)
Total expenditures	<u>563,980</u>	<u>514,987</u>	<u>48,993</u>
Excess (deficiency) of revenues over (under) expenditures	33,570	90,078	56,508
OTHER FINANCING SOURCES (USES)			
Transfers out	(33,570)	-	33,570
Total other financing sources (uses)	<u>(33,570)</u>	<u>-</u>	<u>33,570</u>
Net change in fund balances	<u>\$ -</u>	90,078	<u>\$ 90,078</u>
Fund balance - beginning		<u>95,296</u>	
Fund balance - ending		<u>\$ 185,374</u>	

See notes to required supplementary information

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT
CITY OF HAINES CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	0
Independent contractor compensation	\$ 514,504
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$914 Debt service - \$430 - \$1,987
Special assessments collected	\$ 1,564,682
Outstanding Bonds:	
Series 2020-A1&A-2, due May 1, 2051	\$ 8,435,000.00
Series 2022, due May 1, 2052	\$ 6,445,000.00



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 9, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 9, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

We have examined Cypress Park Estates Community Development District, City of Haines City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Cypress Park Estates Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 9, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Park Estates Community Development District
City of Haines City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Park Estates Community Development District, City of Haines City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 9, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Park Estates Community Development District, City of Haines City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Park Estates Community Development District, City of Haines City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 9, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION 8

SECTION A

Cypress Park Estates Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

District Manager:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

SECTION B

Cypress Park Estates Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

District Manager:_____

Date:_____

Print Name:_____

Cypress Park Estates Community Development District

SECTION 9

LICENSE AGREEMENT FOR HOLIDAY LIGHTING

THIS LICENSE AGREEMENT (the “**Agreement**”) is made and entered into this 11th day of July 2025, by and between:

CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Haines City, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

CYPRESS PARK ESTATES PHASE 1 HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 4110 South Florida Avenue, Suite 200, Lakeland, Florida 33813 (the “**Licensee**”, and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the Licensee desires to install and maintain holiday lighting and decorations (collectively, the “**Decorations**”) on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a temporary, non-exclusive license for the access and use of the property identified at **Exhibit A** attached hereto (the “**License Property**”) for the purpose of installing, maintaining, and removing the Decorations; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the License Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a temporary, non-exclusive license to install and maintain the Decorations on the License Property, in full compliance with this Agreement, and all applicable laws, regulations and codes (hereinafter, the “**License**”).

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2 is subject to the following terms and conditions:

- A.** The Licensee’s use of the License Property shall be for the sole purpose of installation, repair, maintenance, and removal of the Decorations and reasonable ingress and egress thereto. No other grant of license is authorized.

- B.** The Licensee shall be fully responsible for the installation of the Decorations and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Decorations at the Licensee's sole expense. The Licensee shall be responsible for returning the License Property to its original condition, or such condition otherwise approved by the District, upon the removal of the Decorations. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- C.** The Licensee's use of the License Property shall not impede public use of any District property and shall not impede line of site or access to the community's entrances.
- D.** The Licensee shall, at the Licensee's expense, maintain the License Property and the Decorations in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Decorations shall be done at the Licensee's sole expense. In the event District contractor(s) cause damage to the Decorations in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide the Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- E.** The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the Licensee's use of the License Property. In the event the Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, the Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(e) shall survive termination of this Agreement.
- F.** The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

4. ACCESS; CONDITION OF THE LICENSE PROPERTY.

- A. The District hereby grants the Licensee and its members, agents, and subcontractors the limited right to access the License Property for the purposes described in this Agreement.
- B. The District assumes no liability or obligation to the Licensee as to the condition of the License Property or the suitability of the License Property for the Decorations. The License Property is granted in an “as is” condition.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on **November 20, 2025**, on which date the Licensee may begin installing the Decorations, and shall continue in full force and effect until **January 5, 2026**, by which date the Licensee shall have fully removed said Decorations, unless revoked or terminated in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, at any time and for any reason, at the sole discretion of the District. Upon notification by the District or revocation of the License herein granted, the Licensee shall remove the Decorations, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensee may terminate this License Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement.

7. INSURANCE. The Licensee shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, the Licensee shall, without interruption maintain the insurance for the term of this Agreement. The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance for which only proof of insurance shall be provided. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods

of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Licensee fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Licensee shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. INDEMNIFICATION. The Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) the Licensee's occupation or use of the License Property; b) the Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) the Licensee's failure to comply with any regulatory requirement relating to the Decorations and contents, including but not limited to enforcement of applicable covenants and restrictions, constitutional claims or any others. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 8 shall survive the termination or expiration of this Agreement.

9. ENFORCEMENT; LAW AND VENUE. In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and the Licensee shall remove the Decorations and any signage from District property. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida. In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

10. ENTIRE AGREEMENT; AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

11. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

12. NOTICES. All notices, requests, consents, and other communications hereunder (each, a “**Notice**” or collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the Parties at the addresses listed herein. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties set forth herein.

13. PUBLIC RECORDS. The Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Jill Burns** (“**Public Records Custodian**”).

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

14. ARM’S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this Agreement.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

19. ANTI-HUMAN TRAFFICKING. The Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Licensee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, in a form acceptable to the District, and acknowledges that if the Licensee refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the day and year first written above.

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:



5701D337D7F3498
Chairperson, Board of Supervisors

**CYPRESS PARK ESTATES PHASE 1 HOMEOWNERS
ASSOCIATION, INC.**, a Florida not for profit
corporation



By: _____ Daisy Munoz 07/11/2025
Its: _____

EXHIBIT A: License Property

EXHIBIT A
License Property

SECTION 10

COST SHARE FUNDING AGREEMENT FOR PLAYGROUND SUNSHADES

THIS AGREEMENT (the “**Agreement**”) is made and entered into as of this 11th day of July, 2025, by and between:

CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Haines City, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

CYPRESS PARK ESTATES PHASE 1 HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, with a mailing address of 4110 South Florida Avenue, Suite 200, Lakeland, Florida 33813 (the “**Association**” and, together with the District, the “**Parties**,” and each individually, a “**Party**”).

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure,

WHEREAS, the District intends to install one sunshade over each of the three playgrounds within the District for the benefit of the community (together, the “**Project**”); and

WHEREAS, the Association has an interest in improving the recreational amenities for District residents and guests and has offered to fund the costs required to complete the Project; and

WHEREAS, the District’s Board of Supervisors has approved the Project subject to negotiation of a cost-share agreement with the Association; and

WHEREAS, in anticipation of the commencement of the Project, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to allocation of costs between the Parties as well as certain other matters addressed herein.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. COST ALLOCATION.

A. The Association shall pay the District an amount of **Ninety Thousand Dollars (\$90,000)** (“**Contribution**”) toward the cost of the Project, including purchase and installation of

the sunshades and any other work necessary to complete the Project (together, the “**Costs**”). The Association agrees to pay Costs of the Project upon receipt of a valid invoice as described in Section 2.B. The District agrees that any amount of the Contribution remaining after the Project is completed, if any, will be returned to the Association within thirty (30) days.

B. The Association agrees to pay said Costs within **fifteen (15) days** after receipt of a written invoice from the District. The Association acknowledges that the District is required to make payments to its contractors in accordance with Florida’s Local Government Prompt Payment Act, Sections 218.70 et seq. of the Florida Statutes. The Association agrees to reimburse the District for any fees or interest the District incurs under the Act as a result of the Association’s failure to pay invoiced Costs within the times specified herein. Such reimbursement shall be in addition to payment for the Costs of the Project.

3. OWNERSHIP AND CONTROL OF EQUIPMENT. The Parties acknowledge and agree that the sunshades shall be owned, operated, and maintained by the District.

4. TERM. This Agreement commences on the date first stated above and continues until the Project is completed, unless terminated earlier pursuant to the provisions herein.

5. TERMINATION. The Parties agree either Party may terminate this Agreement for cause by providing thirty (30) days’ written notice of termination to the other Party; provided, however, that the Party shall be provided a reasonable opportunity to cure any failure under this Agreement.

6. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties and supersedes any previous discussions, understandings and agreements between the Parties relating to the cost sharing for the Project.

7. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both of the Parties hereto.

8. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

9. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the Association: Cypress Park Estates Phase 1
Homeowner’s Association
4110 South Florida Avenue, Suite 200
Lakeland, Florida 33813
Attn: _____

B. If to the District: Cypress Park Estates CDD
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

10. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Polk County, Florida.

12. RECOVERY OF COSTS AND FEES. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

13. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Association agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The

Association acknowledges that the designated public records custodian for the District is **Jill Burns** (“**Public Records Custodian**”).

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ASSOCIATION’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

15. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District’s sovereign immunity or the District’s limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. ARM’S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any Party.

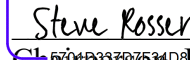
18. ANTI-HUMAN TRAFFICKING. The Association certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Association agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, in a form acceptable to the District, and acknowledges that if the Association refuses to sign said affidavit, the District may terminate this Agreement immediately.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Agreement to be effective on the day and year first written above.

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:



Chairperson, Board of Supervisors

**CYPRESS PARK ESTATES PHASE 1 HOMEOWNERS
ASSOCIATION, INC.**, a Florida not for profit
corporation


By: _____ Daisy Munoz 07/11/2025
Its: _____

SECTION 11

LICENSE AGREEMENT FOR THE USE OF CERTAIN DISTRICT PROPERTY

THIS LICENSE AGREEMENT (“**Agreement**”) is made and entered into this 28 day of July 2025, by and between:

CYPRESS PARK ESTATES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Haines City, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

KEREN FIGUEROA LLC, a Florida limited liability company, with a mailing address of 5596 Keaton Springs Drive, Lakeland, Florida 33811 (the “**Licensee**”, and together with the District, “**Parties**”).

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and maintains certain public improvements and facilities, including the District’s recreational facility located at 675 Silver Palm Dr. Haines City, FL (“**Amenity Center**”); and

WHEREAS, the Licensee approached the District and desires to make use of an exterior portion of the Amenity Center as identified in **Exhibit A** attached hereto and incorporated herein by this reference (“**License Area**”), for hosting an event for District residents on August 2, 2025, from 11:00 a.m. to 2:00 p.m. (“**Event**”); and

WHEREAS, the District is willing to allow the Licensee and its volunteers and vendors to make use of the License Area for the Event provided that such use does not impede the District’s operation of the License Area as a public improvement and so long as the terms and conditions set forth herein are met; and

WHEREAS, the District has determined that providing the Licensee with the ability to use the License Area is a benefit to the District, is a proper public purpose, and makes appropriate use of the District’s Amenity Center; and

WHEREAS, the District does not warrant that the License Area is suitable or fit for purposes requested by the Licensee, but the Licensee does believe it to be fit and suitable for the Licensee’s Event and the Licensee acknowledges and understands that the District provides no warranties whatsoever; and

WHEREAS, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a non-exclusive, revocable license to use the License Area, as set forth in **Exhibit A**, for the Event (“**License**”). In consideration for use of the License Area, the Licensee agrees to the following conditions:

A. The Licensee’s access to and use of District property for the purposes contemplated by this Agreement is limited to the License Area and reasonable ingress and egress thereto. No other use of or access to the District’s property is permitted. The District does not and cannot confer rights or interests in property outside of the License Area and makes no representations regarding the same. The Licensee is solely responsible for obtaining consents and/or permits and meeting all regulatory requirements to utilize non-District property.

B. The Licensee’s access is limited to the Event taking place on August 2, 2025, from 11:00 a.m. to 2:00 p.m., with an additional thirty (30) minutes before and after the Event for set-up and take down.

C. The Parties acknowledge that weather conditions may affect the use of the License Area at any given time. The District shall have the right, but not the obligation, to temporarily close the License Area on any given day due to inclement weather, including, but not limited to, rain, lightning, hail, and strong winds. The Licensee shall abide by the decision of the District regarding the closure of the License Area. The Licensee shall be responsible for the safety of its employees, guests, invitees, agents, or participants during such times.

D. The Licensee’s use of the License Area shall be contemporaneous with the use of the License Area by Patrons of the District (as that term is defined in the District’s *Amenity Policies and Rates*), and the Licensee’s use shall not interfere with the operation of the Amenity Center as a public improvement. Further, the Licensee shall not permit outside users and the Event shall be limited to District residents and guests authorized pursuant to the District’s adopted *Amenity Policies and Rates*.

E. Proper non-permanent signage regarding parking and other information may be used during the term of this License only. Said property shall be restored to the same or better condition after completion of the Event.

F. The Licensee shall be solely responsible for all preparations necessary for the Event to be held on the License Area. The District and the Licensee agree that all food, beverages, entertainment, security, parking, traffic control, crowd control, capacity determinations and personnel necessary for the Event shall be the sole responsibility of the

Licensee. The Licensee understands and agrees that serving or selling of alcoholic beverages during the Event is strictly prohibited.

G. If the Licensee utilizes third-party vendors to provide food and/or beverages for the Event, the Licensee shall confirm that the vendor(s) holds all required licenses and permits to sell such food and/or beverages and shall require vendors to provide license/permit numbers and copies of licenses to the Licensee, including but not limited to:

- i. State of Florida Business Certificate.
- ii. Polk County Local Business Tax.
- iii. Food Handling Permit.
- iv. Food Establishment Permit.
- v. Mobile Food Permit.
- vi. Mobile Food Dispensing Vehicle License.
- vii. Agricultural Dealer's License.
- viii. Other license or permit, as applicable.

H. The Licensee's use of the License Area shall be subject to the policies and regulations of the District, including but not limited to the *Amenity Policies and Rates*, and the Licensee acknowledges receipt of all such policies and rules. All promotional materials shall make clear that it is not a District sponsored or affiliated event.

I. The Licensee agrees to make every reasonable effort to ensure that District property, including the License Area, is not damaged or injured and agrees to assume full responsibility for the use of the License Area by its vendors, contractors, employees, agents, representatives, invitees or attendees during the preparations for, the conducting of, and the cleaning after the Event.

i. **Repair.** The Licensee agrees to maintain, restore, and repair, or cause to be maintained, restored or repaired, any District property which is damaged, destroyed, or otherwise impaired by the Licensee's employees, vendors, contractors, agents, representatives, invitees or attendees, incurred during, or as a result of, the preparations for, the conduct of, or the cleaning after the Event.

ii. **Cleaning.** The Licensee shall be responsible for the costs to clean up the License Area and adjacent District property, including but not limited to proper disposal of trash/debris. The Licensee agrees to return the License Area to its pre-Event condition immediately following the Event, but in no event later than 12:00 p.m. on the immediately succeeding day. Any unattended property or personal belongings may be removed by District staff, with no liability for removing the same, if the same is not removed within twenty-four (24) hours following the Event.

iii. **District Evaluation.** The District Manager, or his or her designee, may evaluate the License Area after the Event and shall notify the Licensee of any cleaning, repair or other restoration deemed necessary as a result of, or arising out

of, the Event or due to failure by the Licensee to comply with the provisions of this Agreement. If the Licensee fails, after the notification, to timely perform such cleaning, repair or other restoration to the satisfaction of the District, the District Manager, or his or her designee, may perform, or cause to be performed, such cleaning, repair or other restoration to be made at the Licensee's cost, and such cost incurred by the District shall be reimbursed by the Licensee upon demand by the District Manager. Such reimbursement shall be made as soon as possible, but in no event later than fourteen (14) days after the District Manager submits the reimbursement for costs.

J. The grant of this License is further conditioned on the Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but, not limited to, health department requirements, fire code and other laws (the "**Laws**"). It is the Licensee's responsibility to know, understand and follow such Laws.

K. The District shall not be responsible for the personal safety of the Licensee's invitees, participants, or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's Amenity Center. The Licensee acknowledges and accepts that the District shall not be responsible for personal injury, loss or damage to personal property, vehicles, equipment stored on site, or any other losses incurred by the Licensee or its invitees. The Licensee shall be solely responsible for all activities and vendors associated with an Event.

3. INSURANCE AND INDEMNITY.

A. The Licensee shall acquire and maintain, and shall require any vendors or subcontractors operating at the License Area to acquire and maintain, general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, as well as \$1,000,000 automobile liability coverage, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by the Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$100,000 damage to rented premises coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement. The Licensee understands and agrees that failure to provide a certificate of Event Insurance as required by this Section may cause the District to cancel the Event, without prior notice.

B. The Licensee (individually and on behalf of all persons in attendance at the Event in any way related to the Licensee), by virtue of his or her operation, organization, arrangement or sponsoring of the Event by the Licensee, agrees to defend, indemnify and hold harmless the agrees to defend, indemnify, and hold harmless the District and its

supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, or demands by any person (including Event vendors and participants), corporation or other entity, for any injuries, sickness, disease, death, theft and real or personal property damage of any nature arising out of, or in connection with, the acts or omissions of the Licensee (and his or her agents, employees, invitees, and business associates) in connection with the use of the District's property and facilities, participation in the Event, or violation of any laws, rules, and regulations. Should the Licensee or any Event vendor bring suit or any claim against the District or its respective officers, agents, staff, supervisors, members or employees in connection with the Event operated, organized, arranged or sponsored by the Licensee or any facility owned by the District, and fail to obtain judgment therein against the District or its respective officers, agents, staff, supervisors, members and employees, the Licensee shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including, but not limited to, court costs and attorneys' fees through all appellate proceedings, both in court and out of court). Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District's gross negligence or willful misconduct.

C. Obligations under this Agreement shall include, but are not limited to, all costs including the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation and other related expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interests accrued against the District.

D. In the event that the District is required to enforce this Agreement by court proceedings or otherwise, then the District shall be entitled to recover from the Licensee all costs incurred, including reasonable attorneys' fees.

E. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. The provisions of this paragraph shall survive suspension or revocation of the License or termination of this Agreement.

4. SUSPENSION, REVOCATION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend, revoke or terminate the License, the Licensee must expeditiously restore the District property to its same or better condition. The Licensee may terminate this Agreement upon written notice to the District. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of

such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

5. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the Licensee's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than one hundred dollars (\$100).

6. CONTROLLING LAW; VENUE; REMEDIES. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

7. ENTIRE AGREEMENT. This is the entire Agreement of the Parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both Parties. This Agreement supersedes any prior agreement between the District and the Licensee regarding the use of the License Area for the August 2, 2025, Event.

8. NON-TRANSFER. The License shall be for the sole use by the Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

9. NOTICES. All notices, requests, consents, and other communications hereunder (each, a "**Notice**" or collectively, "**Notices**") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the Parties at the addresses listed herein. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties set forth herein.

10. PUBLIC RECORDS. The Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records

Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

11. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this Agreement.

12. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

13. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

14. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

15. ANTI-HUMAN TRAFFICKING. The Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Licensee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, in a form acceptable to the District, and acknowledges that if Licensee refuses to sign said affidavit, the District may terminate this Agreement immediately.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

**CYPRESS PARK ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:

Steve Rosser

5701D337D7F34D8...

Chairperson, Board of Supervisors

KEREN FIGUEROA LLC,
a Florida limited liability company

Signed by:

Keren Figueroa

4546BD405968497...

By: Keren Figueroa

Its: Responsible Person

Exhibit A: License Area

Exhibit A
License Area

**BUFFER OPEN SPACE
WALL LANDSCAPE SIGN
AREA**

POND PINE CT

Haines City

SEE 272723-000000-023001

UPEI OTRI

3

DRAINAGE / RETENTION

SECTION 14

SECTION B

SECTION i



Dewberry Engineers Inc. 800 N. Magnolia Ave, Suite 1000 Orlando, FL 32803	407.843.5120 407.649.8664 fax www.dewberry.com
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Sent Via Email: jburns@gmscfl.com

June 30, 2025

Ms. Jill Burns, District Manager
Cypress Park Estates Community Development District
c/o Governmental Management Services, Central Florida
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2025-1
Cypress Park Estates Community Development District
District Engineering Services
Polk County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide general engineering services for the Cypress Park Estates Community Development District (District). We will provide these services pursuant to approval of the proposed Agreement for Professional Engineering Services ("District Engineer Agreement") as follows:

I. General Engineering Services

We will perform general engineering services as necessary, perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

III. Additional Services

Any Additional Services requested that are not a part of this Work Authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

Cypress Park Estates Community Development District
Work Authorization 2025-1
General Engineering
June 30, 2025

This Work Authorization together with the referenced District Engineer Agreement, both of which have been reviewed and are fully understood, represent the entire understanding between Cypress Park Estates Community Development District and Dewberry Engineers Inc. with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry. We look forward to continuing our business relationship.

Sincerely,



Joey V. Duncan, PE
Principal Engineer

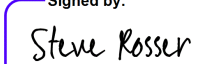


Reinardo Malavé, P.E.
Associate Vice President

JVD:RM:ap

M:\Proposals - Public\Municipal\Cypress Park Estates CDD\Cypress Park Estates CDD General Engineering_06-30-2025
Enclosures

APPROVED AND ACCEPTED

Signed by:

By: 5701D337D7F34D8...
Authorized Representative of
Cypress Park Estates Community Development District
Date: 2025-07-01

SECTION ii



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

July 1, 2025

Ms. Jill Burns, District Manager
Cypress Park Estates Community Development District
c/o Governmental Management Services, Central Florida
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2025-2
Cypress Park Estates West Community Development District
Annual Engineer's Report 2025**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Cypress Park Estates West Community Development District (CDD). We will provide these services pursuant to our proposed Agreement for Professional Engineering Services ("District Engineer Agreement") as follows:

I. Scope of Work

We will provide the Annual Engineer's Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$5,500, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

A blue ink signature of Joey V. Duncan, consisting of a stylized 'J' and 'D'.

Joey V. Duncan, PE
Principal Engineer

A blue ink signature of Reinardo Malavé, consisting of a stylized 'R' and 'M'.

Reinardo Malavé, P.E.
Associate Vice President

APPROVED AND ACCEPTED

Signed by: A blue ink signature of Steve Rosser, consisting of a stylized 'S' and 'R'.
By: A blue digital signature line with a small '5701033707F3408...' identifier.
Authorized Representative of
Cypress Park Estates West Community Development District

Date: 2025-07-01

SECTION iii



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

July 30, 2025

Ms. Jill Burns, District Manager
Cypress Park Estates Community Development District
c/o Governmental Management Services, Central Florida
219 E. Livingston Street
Orlando, Florida 32801

Subject: **District Engineers Report - 2025
Cypress Park Estates Community Development District
Section 9.21 of the Master Trust Indenture**

Dear Ms. Burns:

In accordance with Section 9.21 of the Master Trust Indenture for the Cypress Park Estates Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2026 and believe that it is sufficient for the proper operation and maintenance of the Cypress Park Estates CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

A handwritten signature in blue ink, appearing to read "JVD", with a stylized flourish extending to the right.

Joey V. Duncan, P.E.
District Engineer
Cypress Park Estates Road East Community Development District

JVD:ap

Q:\Cypress Park Estates CDD - 50189004\Adm\Reports\Annual Reports\2025\Cypress Park Estates District Engineer's Report
2025_07-30-2025

SECTION C

*This item will be provided under
separate cover*

SECTION D

SECTION i

Cypress Park Estate Community Development District

Summary of Check Register

April 15, 2025 to June 13, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	4/17/25	536-541	\$ 9,732.45
	4/23/25	542-545	\$ 15,880.00
	4/28/25	546	\$ 7,414.21
	5/14/25	547-551	\$ 11,750.00
	5/23/25	552-556	\$ 11,408.30
	5/27/25	557	\$ 36,890.67
	6/4/25	558-561	\$ 6,187.13
			<u>\$ 99,262.76</u>
Capital Reserve Fund			
	5/5/25	3	\$ 20,025.26
	6/2/25	4	\$ 15,667.32
			<u>\$ 35,692.58</u>
	<u>Supervisor April 2025</u>		
	McKenzie D. Terrill	50002	\$ 184.70
			<u>\$ 184.70</u>
Total Amount			\$ 135,140.04

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/17/25	00028	3/26/25 14640	202503 330-57200-48200		*	1,030.00	
		MONTLHY	CLEAN SVC- MAR25				
				CSS CLEAN STAR SERVICES CENTRAL FL			1,030.00 000536
4/17/25	00003	4/01/25 187	202504 310-51300-34000		*	3,750.00	
			MANAGEMENT FEES- APR25				
		4/01/25 187	202504 310-51300-35200		*	105.00	
			WEBSITE ADMIN- APR25				
		4/01/25 187	202504 310-51300-35100		*	157.50	
			INFO TECH- APR25				
		4/01/25 187	202504 310-51300-31300		*	612.50	
			DISSEM. AGENT SVC- APR25				
		4/01/25 187	202504 330-57200-48300		*	1,041.67	
			AMENITY ACCESS- APR25				
		4/01/25 187	202504 310-51300-51000		*	.60	
			OFFICE SUPPLIES- APR25				
		4/01/25 187	202504 310-51300-42000		*	95.45	
			POSTAGE- APR25				
		4/01/25 188	202504 320-53800-34000		*	1,666.67	
			FIELD MANAGEMENT- APR25				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,429.39 000537
4/17/25	00029	4/12/25 GLC24812	202504 330-57200-48400		*	858.00	
			PLAY EQUIPMENT- APR25				
				GOVERNMENT LEASING, LLC			858.00 000538
4/17/25	00015	4/13/25 11874	202503 310-51300-31500		*	330.00	
			GENERAL COUNSEL- MAR25				
				KILINSKI VAN WYK PLLC			330.00 000539
4/17/25	00024	3/26/25 16965	202503 320-53800-47300		*	85.06	
			RPLC SPRAY & NOZZLES				
				PRINCE & SONS INC.			85.06 000540
4/17/25	00048	4/15/25 04152025	202504 300-21700-10000		*	61.20	
			IRS TAX PAYMENT 04.16.25				
				UNITED STATES TREASURY			61.20 000541
6/02/25	00048	4/15/25 04152025	202504 300-21700-10000		V	61.20-	
			IRS TAX PAYMENT 04.16.25				
				UNITED STATES TREASURY			61.20-000541
4/23/25	00050	4/10/25 HCPD-202	202503 330-57200-34500		*	24.00	
			SECURITY SVCS- MAR25				
				CITY OF HAINES CITY			24.00 000542
				CPE CYP PARK EST CWRIGHT			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 6/18/25		PAGE 2		
*** CHECK DATES 04/15/2025 - 06/13/2025 ***		CYPRESS PARK ESTATES - GENERAL									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #			
4/23/25	00049	4/10/25 HCPD-202	202503 330-57200-34500		*	300.00					
		SECURITY SVCS- MAR25		MONICA LOZANO TORRES			300.00	000543			
4/23/25	00024	4/01/25 17067	202504 320-53800-46200		*	9,631.00					
		LANDSCAPE MAINT- APR25		PRINCE & SONS INC.			9,631.00	000544			
4/23/25	00026	2/01/25 26363	202502 330-57200-48500		*	1,750.00					
		POOL MAINTENANCE- FEB25									
		2/01/25 26363	202502 320-53800-47500		*	225.00					
		FOUNTAIN MAINT- FEB25									
		3/01/25 26693	202503 330-57200-48500		*	1,750.00					
		POOL MAINTENANCE- MAR25									
		3/01/25 26693	202503 320-53800-47500		*	225.00					
		FOUNTAIN MAINT- MAR25									
		4/01/25 27010	202504 330-57200-48500		*	1,750.00					
		POOL MAINTENANCE- APR25									
		4/01/25 27010	202504 320-53800-47500		*	225.00					
		FOUNTAIN MAINT- APR25		RESORT POOL SERVICES			5,925.00	000545			
4/28/25	00009	4/28/25 04282025	202504 300-20700-10200		*	3,461.30					
		DEBT ASSESS TSFR S20 AA1									
		4/28/25 04282025	202504 300-20700-10200		*	556.93					
		DEBT ASSESS TSFR S20 AA2									
		4/28/25 04282025	202504 300-20700-10200		*	3,395.98					
		DEBT ASSESS TSFR S22		CYPRESS PARK ESTATES CDD/US BANK			7,414.21	000546			
5/14/25	00028	4/28/25 14861	202504 330-57200-48200		*	1,015.00					
		MONTHLY CLEAN SVC- APR25		CSS CLEAN STAR SERVICES CENTRAL FL			1,015.00	000547			
5/14/25	00007	5/06/25 4814-APR	202504 310-51300-31100		*	232.75					
		ENGINEERING FEES- APR25									
		5/06/25 4814-FEB	202502 310-51300-31100		*	131.25					
		ENGINEERING FEES- FEB25		GADD & ASSOCIATES			364.00	000548			
5/14/25	00003	2/28/25 186	202502 330-57200-48000		*	700.00					
		GENERAL MAINT- FEB25		GOVERNMENTAL MANAGEMENT SERVICES-CF			700.00	000549			
5/14/25	00031	4/15/25 64850646	202504 330-57200-48100		*	40.00					
		PEST CONTROL- APR25		MASSEY SERVICES INC.			40.00	000550			
				CPE CYP PARK EST	CWRIGHT						

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	6/18/25	PAGE	3	
*** CHECK DATES 04/15/2025 - 06/13/2025 ***														CYPRESS PARK ESTATES - GENERAL	
														BANK A GENERAL FUND	
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#		
5/14/25	00024	5/01/25	17692	202505	320-53800-46200	LANDSCAPE MAINT- MAY25			*	9,631.00					
PRINCE & SONS INC.											9,631.00	000551			
5/23/25	00025	5/14/25	53-BID-7	202505	330-57200-48500	POOL PERMIT 53-60-2298132			*	280.00					
FLORIDA DEPARTMENT OF HEALTH											280.00	000552			
5/23/25	00003	5/01/25	191	202505	310-51300-34000	MANAGEMENT FEES- MAY25			*	3,750.00					
		5/01/25	191	202505	310-51300-35200	WEBSITE ADMIN- MAY25			*	105.00					
		5/01/25	191	202505	310-51300-35100	INFO TECH- MAY25			*	157.50					
		5/01/25	191	202505	310-51300-31300	DISSEM. AGNT SVC- MAY25			*	612.50					
		5/01/25	191	202505	330-57200-48300	AMENITY ACCESS- MAY25			*	1,041.67					
		5/01/25	191	202505	310-51300-51000	OFFICE SUPPLIES- MAY25			*	3.46					
		5/01/25	191	202505	310-51300-42000	POSTAGE- MAY25			*	103.03					
		5/01/25	193	202505	320-53800-34000	FIELD MANAGEMENT- MAY25			*	1,666.67					
GOVERNMENTAL MANAGEMENT SERVICES-CF											7,439.83	000553			
5/23/25	00029	5/12/25	GLC24812	202505	330-57200-48400	PLAY EQUIPMENT- MAY25			*	858.00					
GOVERNMENT LEASING, LLC											858.00	000554			
5/23/25	00015	5/15/25	12127	202504	310-51300-31500	GENERAL COUNSEL- APR25			*	2,641.59					
KILINSKI VAN WYK PLLC											2,641.59	000555			
5/23/25	00024	4/30/25	17797	202504	320-53800-47300	RPLC SPRAY AND NOZZLES			*	97.67					
		5/13/25	17913	202505	320-53800-47300	RPLC SPRAY AND NOZZLES			*	91.21					
PRINCE & SONS INC.											188.88	000556			
5/27/25	00009	5/27/25	05272025	202505	300-20700-10200	DEBT ASSESS TSFR S20 AA1			*	17,222.26					
		5/27/25	05272025	202505	300-20700-10200	DEBT ASSESS TSFR S20 AA2			*	2,771.13					
		5/27/25	05272025	202505	300-20700-10200	DEBT ASSESS TSFR S22			*	16,897.28					
CYPRESS PARK ESTATES CDD/US BANK											36,890.67	000557			

CPE CYP PARK EST CWRIGHT															

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/04/25	00038	6/01/25 00071435	202505 310-51300-48000	BOS MEETING 05/12/25	*	1,413.05	
				GANNETT MEDIA CORP DBA			1,413.05 000558
6/04/25	00003	3/31/25 189	202503 330-57200-48000	ADJUST POOL GATE HINGES	*	350.00	
		3/31/25 190	202503 330-57200-48000	RPLC DOG PARK GATE LATCH	*	196.28	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			546.28 000559
6/04/25	00031	5/13/25 65140044	202505 330-57200-48100	PEST CONTROL- MAY25	*	40.00	
				MASSEY SERVICES INC.			40.00 000560
6/04/25	00034	3/31/25 12110097	202503 330-57200-34500	SECURITY SVCS- MAR25	*	4,187.80	
				SECURITAS SECURITY SERVICES USA, INC			4,187.80 000561
TOTAL FOR BANK A						99,262.76	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/05/25	00046	5/05/25 05052025	202505 300-10100-10000	TRANSFER FROM BU TO GF	*	20,025.26	
				CYPRESS PARK ESTATES CDD			20,025.26 000003
6/02/25	00046	6/02/25 06022025	202506 300-10100-10000	TRANSFER FROM BU TO GF	*	15,667.32	
				CYPRESS PARK ESTATES CDD			15,667.32 000004
TOTAL FOR BANK B						35,692.58	
TOTAL FOR REGISTER						134,955.34	

SECTION ii

Cypress Park Estate Community Development District

Summary of Check Register

June 14,2025 to July 9, 2025

Fund	Date	Check No.'s	Amount
General Fund	6/16/25	562-564	\$ 1,200.00
	6/23/25	565-569	\$ 32,864.28
	7/1/25	570-573	\$ 19,363.80
			<u>\$ 53,428.08</u>
Capital Reserve Fund	7/1/25	5	\$ 18,604.43
			<u>\$ 18,604.43</u>
Total Amount			<u>\$ 72,032.51</u>

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/11/25	PAGE	1
*** CHECK DATES 06/14/2025 - 07/09/2025 ***														
CYPRESS PARK ESTATES - GENERAL														
BANK A GENERAL FUND														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
6/16/25	00042	4/22/25	AM042220	202504	310-51300-11000				*	200.00				
			SUPERVISOR FEES- 04/22/25											
		5/12/25	AM051220	202505	310-51300-11000				*	200.00				
			SUPERVISOR FEES- 05/12/25											
			ALAN B METZGER											
			400.00 000562											
6/16/25	00037	4/22/25	AK042220	202504	310-51300-11000				*	200.00				
			SUPERVISOR FEES- 04/22/25											
		5/12/25	AK051220	202505	310-51300-11000				*	200.00				
			SUPERVISOR FEES- 05/12/25											
			ALLAN E. KEEN											
			400.00 000563											
6/16/25	00041	4/22/25	KB042220	202504	310-51300-11000				*	200.00				
			SUPERVISOR FEES- 04/22/25											
		5/12/25	KB051220	202505	310-51300-11000				*	200.00				
			SUPERVISOR FEES- 05/12/25											
			KRISTINA BOLEN											
			400.00 000564											
6/23/25	00027	6/10/25	112796	202506	330-57200-48000				*	365.00				
			REINSTALL & CDVI FIRMWARE											
		6/10/25	23565	202506	330-57200-48000				*	140.00				
			FIX GATE/TESTED											
			CURRENT DEMANDS ELECTRICAL &											
			505.00 000565											
6/23/25	00003	6/01/25	194	202506	320-53800-34000				*	1,666.67				
			FIELD MANAGEMENT- JUN25											
		6/01/25	194	202506	310-51300-42500				*	52.97				
			PRINT OUT BOS- JUN25											
		6/01/25	195	202506	310-51300-34000				*	3,750.00				
			MANAGEMENT FEES- JUN25											
		6/01/25	195	202506	310-51300-35200				*	105.00				
			WEBSITE ADMIN- JUN25											
		6/01/25	195	202506	310-51300-35100				*	157.50				
			INFORMATION TECH- JUN25											
		6/01/25	195	202506	310-51300-31300				*	612.50				
			DISSEM AGENT SVC- JUN25											
		6/01/25	195	202506	330-57200-48300				*	1,041.67				
			AMENITY ACCESS- JUN25											
		6/01/25	195	202506	310-51300-51000				*	3.28				
			OFFICE SUPPLIES- JUN25											
		6/01/25	195	202506	310-51300-42000				*	46.66				
			POSTAGE- JUN25											
			GOVERNMENTAL MANAGEMENT SERVICES-CF											
			7,436.25 000566											
6/23/25	00029	6/12/25	GLC24812	202506	330-57200-48400				*	858.00				
			PLAY EQUIPMENT- JUN25											
			GOVERNMENT LEASING, LLC											
			858.00 000567											

CPE CYP PARK EST BOH														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/23/25	00015	6/14/25 12403	202505 310-51300-31500	GENERAL COUNSEL- MAY25	*	6,397.03	
				KILINSKI VAN WYK PLLC			6,397.03 000568
6/23/25	00024	6/01/25 18229	202506 320-53800-46200	LANDSCAPE MAINT- JUN25	*	10,303.00	
		6/06/25 18378	202506 320-53800-46201	LANDSCAPE RPLC- JUN25	*	7,365.00	
				PRINCE & SONS INC.			17,668.00 000569
7/01/25	00042	6/24/25 AM062420	202506 310-51300-11000	SUPERVISOR FEES- 06/24/25	*	200.00	
				ALAN B METZGER			200.00 000570
7/01/25	00037	6/24/25 AK062420	202506 310-51300-11000	SUPERVISOR FEES- 06/24/25	*	200.00	
				ALLAN E. KEEN			200.00 000571
7/01/25	00008	6/24/25 MT062420	202506 310-51300-11000	SUPERVISOR FEES- 06/24/25	*	200.00	
				MCKINZIE TERRILL			200.00 000572
7/01/25	00009	7/01/25 07012025	202507 300-20700-10200	DEBT ASSESS TSFR S20 AA1	*	8,759.80	
		7/01/25 07012025	202507 300-20700-10200	DEBT ASSESS TSFR S20 AA2	*	1,409.49	
		7/01/25 07012025	202507 300-20700-10200	DEBT ASSESS TSFR S22	*	8,594.51	
				CYPRESS PARK ESTATES CDD/US BANK			18,763.80 000573
TOTAL FOR BANK A						53,428.08	
TOTAL FOR REGISTER						53,428.08	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/01/25	00046	7/01/25 07012025	202507 300-10100-10000	TRANSFER FROM BU TO GF	*	18,604.43	
CYPRESS PARK ESTATES CDD							18,604.43 000005
TOTAL FOR BANK B						18,604.43	
TOTAL FOR REGISTER						18,604.43	

SECTION iii

Cypress Park Estates
Community Development District

Unaudited Financial Reporting
June 30, 2025



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Cypress Park Estates
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 123,752	\$ -	\$ -	\$ -	\$ 123,752
Money Market Account	\$ 376,702	\$ -	\$ 75,783	\$ -	\$ 452,485
Capital Projects Account	\$ -	\$ -	\$ -	\$ 6,757	\$ 6,757
Investments:					
Series 2020 A1					
Reserve	\$ -	\$ 221,250	\$ -	\$ -	\$ 221,250
Revenue	\$ -	\$ 206,816	\$ -	\$ -	\$ 206,816
Series 2020 A2					
Reserve	\$ -	\$ 35,578	\$ -	\$ -	\$ 35,578
Revenue	\$ -	\$ 37,163	\$ -	\$ -	\$ 37,163
Series 2022					
Reserve	\$ -	\$ 216,663	\$ -	\$ -	\$ 216,663
Revenue	\$ -	\$ 237,872	\$ -	\$ -	\$ 237,872
Construction Phase 3	\$ -	\$ -	\$ -	\$ 426	\$ 426
Due from General Fund	\$ -	\$ 18,764	\$ -	\$ -	\$ 18,764
Due from Other	\$ 61	\$ -	\$ -	\$ -	\$ 61
Prepaid Expenses	\$ 1,347	\$ -	\$ -	\$ -	\$ 1,347
Total Assets	\$ 501,862	\$ 974,105	\$ 75,783	\$ 7,183	\$ 1,558,933
Liabilities:					
Accounts Payable	\$ 600	\$ -	\$ -	\$ -	\$ 600
Due to Debt Service	\$ 18,764	\$ -	\$ -	\$ -	\$ 18,764
Total Liabilities	\$ 19,364	\$ -	\$ -	\$ -	\$ 19,364
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 1,347	\$ -	\$ -	\$ -	\$ 1,347
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 510,976	\$ -	\$ -	\$ 510,976
Debt Service - Series 2022	\$ -	\$ 463,129	\$ -	\$ -	\$ 463,129
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 6,757	\$ 6,757
Capital Projects - Series 2022	\$ -	\$ -	\$ -	\$ 426	\$ 426
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 75,783	\$ -	\$ 75,783
Unassigned	\$ 481,151	\$ -	\$ -	\$ -	\$ 481,151
Total Fund Balances	\$ 482,498	\$ 974,105	\$ 75,783	\$ 7,183	\$ 1,539,570
Total Liabilities & Fund Balance	\$ 501,862	\$ 974,105	\$ 75,783	\$ 7,183	\$ 1,558,933

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 762,566	\$ 762,566	\$ 769,025	\$ 6,459
Miscellaneous Income	\$ -	\$ -	\$ 90	\$ 90
Interest	\$ -	\$ -	\$ 8,352	\$ 8,352
Total Revenues	\$ 762,566	\$ 762,566	\$ 777,467	\$ 14,901
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,200	\$ 5,800
Employer FICA Expense	\$ -	\$ -	\$ 46	\$ (46)
Engineer Fees	\$ 10,000	\$ 7,500	\$ 539	\$ 6,961
Attorney Fees	\$ 25,000	\$ 18,750	\$ 20,080	\$ (1,330)
Annual Audit	\$ 7,500	\$ 7,500	\$ 7,200	\$ 300
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Dissemination	\$ 7,350	\$ 5,513	\$ 5,513	\$ -
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Trustee Fees	\$ 12,120	\$ 10,769	\$ 10,769	\$ -
Management Fees	\$ 45,000	\$ 33,750	\$ 33,750	\$ -
Information Technology	\$ 1,890	\$ 1,418	\$ 1,418	\$ -
Website Maintenance	\$ 1,260	\$ 945	\$ 945	\$ -
Postage & Delivery	\$ 500	\$ 500	\$ 742	\$ (242)
Insurance	\$ 6,817	\$ 6,817	\$ 6,631	\$ 186
Copies	\$ 100	\$ 100	\$ 115	\$ (15)
Legal Advertising	\$ 2,000	\$ 2,000	\$ 2,772	\$ (772)
Other Current Charges	\$ 1,000	\$ 750	\$ 422	\$ 328
Office Supplies	\$ 50	\$ 38	\$ 15	\$ 22
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,677	\$ 111,988	\$ 100,796	\$ 11,193

Cypress Park Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 16,708	\$ 16,708	\$ 16,628	\$ 80
Field Management	\$ 20,000	\$ 15,000	\$ 15,001	\$ (1)
Landscape Maintenance	\$ 128,870	\$ 96,653	\$ 87,351	\$ 9,302
Landscape Replacement	\$ 25,000	\$ 18,750	\$ 7,365	\$ 11,385
Streetlights	\$ 35,000	\$ 26,250	\$ 16,024	\$ 10,226
Electric	\$ 13,068	\$ 9,801	\$ 9,337	\$ 464
Water & Sewer	\$ 82,000	\$ 61,500	\$ 34,743	\$ 26,757
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 6,000	\$ 4,500	\$ 1,124	\$ 3,376
Fountain Maintenance	\$ 1,800	\$ 1,350	\$ 1,275	\$ 75
General Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 3,194	\$ 8,056
Contingency	\$ 10,000	\$ 7,500	\$ 870	\$ 6,630
Subtotal Field Expenditures	\$ 355,946	\$ 271,137	\$ 192,912	\$ 78,225
Amenity Expenditures				
Amenity - Electric	\$ 24,684	\$ 18,513	\$ 15,947	\$ 2,566
Amenity - Water	\$ 22,416	\$ 16,812	\$ 13,197	\$ 3,615
Playground Lease	\$ 37,164	\$ 27,873	\$ 26,816	\$ 1,057
Internet	\$ 2,500	\$ 1,875	\$ 900	\$ 975
Pest Control	\$ 720	\$ 540	\$ 520	\$ 20
Janitorial Service	\$ 14,705	\$ 11,029	\$ 7,020	\$ 4,009
Amenity Access	\$ 12,500	\$ 9,375	\$ 9,375	\$ (0)
Security Services	\$ 36,054	\$ 27,041	\$ 17,450	\$ 9,590
Pool Maintenance	\$ 23,700	\$ 17,775	\$ 13,275	\$ 4,500
Amenity Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ 5,450	\$ 2,050
Contingency	\$ 7,500	\$ 5,625	\$ 1,685	\$ 3,940
Subtotal Amenity Expenditures	\$ 191,943	\$ 143,957	\$ 111,635	\$ 32,322
Total Operations & Maintenance	\$ 547,889	\$ 415,094	\$ 304,547	\$ 110,547
Total Expenditures	\$ 687,566	\$ 527,082	\$ 405,343	\$ 121,739
Excess (Deficiency) of Revenues over Expenditures	\$ 75,000	\$ 235,484	\$ 372,125	\$ (106,838)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (75,000)	\$ (75,000)	\$ (75,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 297,125	
Fund Balance - Beginning	\$ -		\$ 185,373	
Fund Balance - Ending	\$ -		\$ 482,498	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2020 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
Assessments - A1	\$ 442,500	\$ 442,500	\$ 446,248	\$ 3,748
Assessments - A2	\$ 71,200	\$ 71,200	\$ 71,803	\$ 603
Interest	\$ 5,700	\$ 5,700	\$ 17,544	\$ 11,844
Total Revenues	\$ 519,400	\$ 519,400	\$ 535,596	\$ 16,196
Expenditures:				
Series 2020 A1				
Interest - 11/1	\$ 140,316	\$ 140,316	\$ 140,316	\$ -
Principal - 5/1	\$ 160,000	\$ 160,000	\$ 160,000	\$ -
Interest - 5/1	\$ 140,316	\$ 140,316	\$ 140,316	\$ -
Series 2020 A2				
Interest - 11/1	\$ 22,878	\$ 22,878	\$ 22,878	\$ -
Principal - 5/1	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Interest - 5/1	\$ 22,878	\$ 22,878	\$ 22,878	\$ -
Total Expenditures	\$ 511,388	\$ 511,388	\$ 511,388	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,013	\$ 8,012	\$ 24,208	\$ 16,196
Fund Balance - Beginning	\$ 226,366		\$ 486,769	
Fund Balance - Ending	\$ 234,379		\$ 510,976	

Cypress Park Estates

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Assessments	\$ 434,150	\$ 434,150	\$ 437,828	\$ 3,678
Interest	\$ 13,000	\$ 13,000	\$ 14,836	\$ 1,836
Total Revenues	\$ 447,150	\$ 447,150	\$ 452,664	\$ 5,514
Expenditures:				
Series 2022				
Interest - 11/1	\$ 161,281	\$ 161,281	\$ 161,281	\$ -
Principal - 5/1	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest - 5/1	\$ 161,281	\$ 161,281	\$ 161,281	\$ -
Total Expenditures	\$ 432,563	\$ 432,563	\$ 432,563	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 14,588	\$ 14,587	\$ 20,101	\$ 5,514
Fund Balance - Beginning	\$ 226,770		\$ 443,028	
Fund Balance - Ending	\$ 241,358		\$ 463,129	

Cypress Park Estates
Community Development District
Capital Projects Fund Series 2020 A1 & A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Miscellaneous	\$ -	\$ -	\$ 357	\$ (357)
Total Expenditures	\$ -	\$ -	\$ 357	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (357)	\$ -
Fund Balance - Beginning	\$ -		\$ 7,114	
Fund Balance - Ending	\$ -		\$ 6,757	

Cypress Park Estates

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 13	\$ 13
Total Revenues	\$ -	\$ -	\$ 13	\$ 13
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 13	\$ 13
Fund Balance - Beginning	\$ -		\$ 414	
Fund Balance - Ending	\$ -		\$ 426	

Cypress Park Estates

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Budget	Actual Thru 06/30/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 783	\$ 783
Total Revenues	\$ -	\$ -	\$ 783	\$ 783
Expenditures:				
Holiday Decorations	\$ 10,000	\$ -	\$ -	\$ -
Chair Lift Replacement	\$ 10,500	\$ -	\$ -	\$ -
Playground Shade	\$ 32,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 52,500	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (52,500)	\$ -	\$ 783	\$ 783
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Total Other Financing Sources/(Uses)	\$ 75,000	\$ 75,000	\$ 75,000	\$ -
Net Change in Fund Balance	\$ 22,500		\$ 75,783	
Fund Balance - Beginning	\$ 33,571		\$ -	
Fund Balance - Ending	\$ 56,071		\$ 75,783	

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 8,383	\$ 647,642	\$ 15,364	\$ 43,452	\$ 3,444	\$ 6,052	\$ 29,592	\$ 15,096	\$ -	\$ -	\$ -	\$ 769,025
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Interest	\$ -	\$ -	\$ -	\$ 811	\$ 1,420	\$ 1,532	\$ 1,558	\$ 1,593	\$ 1,438	\$ -	\$ -	\$ -	\$ 8,352
Total Revenues	\$ -	\$ 8,383	\$ 647,642	\$ 16,175	\$ 44,872	\$ 4,975	\$ 7,700	\$ 31,186	\$ 16,534	\$ -	\$ -	\$ -	\$ 777,467
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ 400	\$ -	\$ 800	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 3,200
Employer FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineer Fees	\$ -	\$ 175	\$ -	\$ -	\$ 131	\$ -	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 539
Attorney Fees	\$ 244	\$ 1,943	\$ 2,121	\$ 3,386	\$ 3,018	\$ 330	\$ 2,642	\$ 6,397	\$ -	\$ -	\$ -	\$ -	\$ 20,080
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Dissemination	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ 613	\$ -	\$ -	\$ -	\$ 5,513
Arbitrage	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Trustee Fees	\$ 4,034	\$ -	\$ 6,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,769
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ 33,750
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ 1,418
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ 945
Postage & Delivery	\$ 12	\$ 62	\$ 16	\$ 285	\$ 22	\$ 100	\$ 95	\$ 103	\$ 47	\$ -	\$ -	\$ -	\$ 742
Insurance	\$ 6,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,631
Copies	\$ -	\$ -	\$ 56	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ 53	\$ -	\$ -	\$ -	\$ 115
Legal Advertising	\$ -	\$ 966	\$ -	\$ 393	\$ -	\$ -	\$ -	\$ 1,413	\$ -	\$ -	\$ -	\$ -	\$ 2,772
Other Current Charges	\$ 41	\$ 41	\$ 76	\$ 41	\$ 44	\$ 60	\$ 29	\$ 44	\$ 47	\$ -	\$ -	\$ -	\$ 422
Office Supplies	\$ 0	\$ 1	\$ 3	\$ 1	\$ 0	\$ 3	\$ 1	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ 15
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,327	\$ 9,512	\$ 13,630	\$ 8,730	\$ 8,271	\$ 12,324	\$ 8,440	\$ 13,185	\$ 5,375	\$ -	\$ -	\$ -	\$ 100,796

Cypress Park Estates
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 16,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,628
Field Management	\$ 1,667	\$ 1,668	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	15,001
Landscape Maintenance	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 9,631	\$ 10,303	\$ -	\$ -	\$ -	87,351
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,365	\$ -	\$ -	\$ -	7,365
Streetlights	\$ 1,740	\$ 1,740	\$ 1,740	\$ 1,740	\$ 1,777	\$ 1,777	\$ 1,837	\$ 1,837	\$ 1,837	\$ -	\$ -	\$ -	16,024
Electric	\$ 993	\$ 1,021	\$ 982	\$ 1,005	\$ 1,073	\$ 960	\$ 1,037	\$ 1,128	\$ 1,139	\$ -	\$ -	\$ -	9,337
Water & Sewer	\$ 1,930	\$ 3,276	\$ 2,865	\$ 3,386	\$ 3,312	\$ 2,805	\$ 2,752	\$ 3,416	\$ 11,001	\$ -	\$ -	\$ -	34,743
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 165	\$ 64	\$ 133	\$ 320	\$ -	\$ 253	\$ 98	\$ 91	\$ -	\$ -	\$ -	\$ -	1,124
Fountain Maintenance	\$ 150	\$ 150	\$ 150	\$ 150	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	1,275
General Repairs & Maintenance	\$ -	\$ -	\$ 1,566	\$ 1,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,194
Contingency	\$ -	\$ 870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	870
Subtotal Field Expenditures	\$ 32,904	\$ 18,419	\$ 18,732	\$ 19,527	\$ 17,685	\$ 17,317	\$ 17,247	\$ 17,770	\$ 33,311	\$ -	\$ -	\$ -	192,912
Amenity Expenditures													
Amenity - Electric	\$ 1,555	\$ 1,607	\$ 1,466	\$ 2,859	\$ 1,769	\$ 1,511	\$ 1,630	\$ 1,849	\$ 1,700	\$ -	\$ -	\$ -	15,947
Amenity - Water	\$ 1,043	\$ 1,502	\$ 1,777	\$ 1,289	\$ 1,700	\$ 1,126	\$ 1,024	\$ 1,650	\$ 2,086	\$ -	\$ -	\$ -	13,197
Playground Lease	\$ 3,097	\$ 3,097	\$ 3,097	\$ 2,040	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ 3,097	\$ -	\$ -	\$ -	26,816
Internet	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	900
Pest Control	\$ 280	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	520
Janitorial Service	\$ 995	\$ 975	\$ 995	\$ 975	\$ 1,035	\$ 1,030	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	7,020
Amenity Access	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	9,375
Security Services	\$ 2,024	\$ 2,707	\$ 3,248	\$ 2,480	\$ 2,480	\$ 4,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,450
Pool Maintenance	\$ 1,900	\$ 1,650	\$ 1,845	\$ 2,350	\$ 1,750	\$ 1,750	\$ 1,750	\$ 280	\$ -	\$ -	\$ -	\$ -	13,275
Amenity Repairs & Maintenance	\$ 1,531	\$ -	\$ 1,928	\$ 240	\$ 700	\$ 546	\$ -	\$ -	\$ 505	\$ -	\$ -	\$ -	5,450
Contingency	\$ -	\$ -	\$ 1,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,685
Subtotal Amenity Expenditures	\$ 13,567	\$ 12,720	\$ 17,222	\$ 13,415	\$ 13,712	\$ 14,714	\$ 9,697	\$ 8,059	\$ 8,530	\$ -	\$ -	\$ -	111,635
Total Operations & Maintenance	\$ 46,470	\$ 31,140	\$ 35,955	\$ 32,942	\$ 31,397	\$ 32,031	\$ 26,943	\$ 25,829	\$ 41,841	\$ -	\$ -	\$ -	304,547
Total Expenditures	\$ 67,798	\$ 40,652	\$ 49,585	\$ 41,672	\$ 39,668	\$ 44,355	\$ 35,383	\$ 39,014	\$ 47,216	\$ -	\$ -	\$ -	405,343
Excess (Deficiency) of Revenues over Expenditures	\$ (67,798)	\$ (32,269)	\$ 598,058	\$ (25,497)	\$ 5,204	\$ (39,380)	\$ (27,683)	\$ (7,829)	\$ (30,683)	\$ -	\$ -	\$ -	372,125
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (75,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(75,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (75,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(75,000)
Net Change in Fund Balance	\$ (67,798)	\$ (32,269)	\$ 598,058	\$ (25,497)	\$ 5,204	\$ (114,380)	\$ (27,683)	\$ (7,829)	\$ (30,683)	\$ -	\$ -	\$ -	297,125

Cypress Park Estate

Community Development District

Long Term Debt Report

Series 2020-A1, Special Assessment Revenue Bonds	
Interest Rate:	2.625%, 3.250%, 3.875%, 4.000%
Maturity Date:	5/1/2051
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$221,250
Reserve Fund Balance	\$221,250
Bonds Outstanding - 11/12/2020	\$7,770,000
Less: Principal Payment - 5/1/22	(\$150,000)
Less: Principal Payment - 5/1/23	(\$155,000)
Less: Principal Payment - 5/1/24	(\$155,000)
Less: Principal Payment - 5/1/25	(\$160,000)
Current Bonds Outstanding	\$7,150,000

Series 2020-A2, Special Assessment Revenue Bonds	
Interest Rate:	4.000%, 4.125%
Maturity Date:	5/1/2051
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$35,578
Reserve Fund Balance	\$35,578
Bonds Outstanding - 11/12/2020	\$1,185,000
Less: Principal Payment - 5/1/22	(\$20,000)
Less: Principal Payment - 5/1/23	(\$20,000)
Less: Principal Payment - 5/1/24	(\$20,000)
Less: Principal Payment - 5/1/25	(\$25,000)
Current Bonds Outstanding	\$1,100,000

Series 2022, Special Assessment Revenue Bonds	
Interest Rate:	4.375%, 4.750%, 5.000%, 5.125%
Maturity Date:	5/1/2052
Reserve Fund Definition	Maximum Annual Debt Service
Reserve Fund Requirement	\$216,663
Reserve Fund Balance	\$216,663
Bonds Outstanding - 06/15/2022	\$7,865,000
Less: Principal Payment - 5/1/23	(\$120,000)
Less: Special Call 11/1/23	(\$1,195,000)
Less: Principal Payment - 5/1/24	(\$105,000)
Less: Principal Payment - 5/1/25	(\$110,000)
Current Bonds Outstanding	\$6,335,000

Cypress Park Estates
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	819,965.14	\$	475,807.86	\$	76,559.58	\$	466,829.35	\$	1,839,161.93
Net Assessments	\$	762,567.58	\$	442,501.31	\$	71,200.41	\$	434,151.30	\$	1,710,420.59

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	45%	26%	4%	25%	100%
							General Fund	2020 AA1 Debt Service	2020 AA2 Debt Service	2022 Debt Service	Total
11/12/24	10/21/24	\$ 933.60	\$ (49.01)	\$ (17.69)	\$ -	\$ 866.90	\$ 386.50	\$ 224.27	\$ 36.09	\$ 220.04	\$ 866.90
11/12/24	10/21/24	\$ 1,075.85	\$ (56.49)	\$ (20.39)	\$ -	\$ 998.97	\$ 445.38	\$ 258.44	\$ 41.58	\$ 253.57	\$ 998.97
11/15/24	10/01-10/31/24	\$ 2,332.76	\$ (93.32)	\$ (44.79)	\$ -	\$ 2,194.65	\$ 978.45	\$ 567.78	\$ 91.36	\$ 557.06	\$ 2,194.65
11/15/24	10/01-10/31/24	\$ 2,795.71	\$ (111.82)	\$ (53.68)	\$ -	\$ 2,630.21	\$ 1,172.64	\$ 680.46	\$ 109.49	\$ 667.62	\$ 2,630.21
11/19/24	11/01-11/07/24	\$ 1,166.38	\$ (46.65)	\$ (22.39)	\$ -	\$ 1,097.34	\$ 489.24	\$ 283.89	\$ 45.68	\$ 278.53	\$ 1,097.34
11/19/24	11/01-11/07/24	\$ 1,344.09	\$ (53.76)	\$ (25.81)	\$ -	\$ 1,264.52	\$ 563.77	\$ 327.14	\$ 52.64	\$ 320.97	\$ 1,264.52
11/26/24	11/08-11/15/24	\$ 4,665.52	\$ (186.63)	\$ (89.58)	\$ -	\$ 4,389.31	\$ 1,956.91	\$ 1,135.55	\$ 182.72	\$ 1,114.13	\$ 4,389.31
11/26/24	11/08-11/15/24	\$ 5,698.94	\$ (227.95)	\$ (109.42)	\$ -	\$ 5,361.57	\$ 2,390.38	\$ 1,387.09	\$ 223.19	\$ 1,360.91	\$ 5,361.57
12/6/24	11/16-11/26/24	\$ 156,294.92	\$ (6,252.37)	\$ (3,000.85)	\$ -	\$ 147,041.70	\$ 65,556.52	\$ 38,041.02	\$ 6,120.97	\$ 37,323.19	\$ 147,041.70
12/6/24	11/16-11/26/24	\$ 198,065.21	\$ (7,922.06)	\$ (3,802.86)	\$ -	\$ 186,340.29	\$ 83,077.26	\$ 48,207.92	\$ 7,756.87	\$ 47,298.24	\$ 186,340.29
12/20/24	11/27-11/30/24	\$ 502,709.78	\$ (20,109.27)	\$ (9,652.01)	\$ -	\$ 472,948.50	\$ 210,857.61	\$ 122,356.06	\$ 19,687.63	\$ 120,047.20	\$ 472,948.50
12/20/24	11/27-11/30/24	\$ 612,958.81	\$ (24,516.98)	\$ (11,768.84)	\$ -	\$ 576,672.99	\$ 257,101.75	\$ 149,190.53	\$ 24,005.41	\$ 146,375.30	\$ 576,672.99
12/27/24	12/01-12/15/24	\$ 42,132.85	\$ (1,638.01)	\$ (809.90)	\$ -	\$ 39,684.94	\$ 17,692.99	\$ 10,266.85	\$ 1,651.98	\$ 10,073.12	\$ 39,684.94
12/27/24	12/01-12/15/24	\$ 31,803.40	\$ (1,234.12)	\$ (611.39)	\$ -	\$ 29,957.89	\$ 13,356.31	\$ 7,750.38	\$ 1,247.07	\$ 7,604.13	\$ 29,957.89
12/31/24	1% Admin Fee	\$ (18,391.62)	\$ -	\$ -	\$ -	\$ (18,391.62)	\$ (8,199.65)	\$ (4,758.08)	\$ (765.60)	\$ (4,668.29)	\$ (18,391.62)
1/10/25	12/16-12/31/24	\$ 24,882.42	\$ (746.45)	\$ (482.72)	\$ -	\$ 23,653.25	\$ 10,545.48	\$ 6,119.31	\$ 984.62	\$ 6,003.84	\$ 23,653.25
1/10/25	12/16-12/31/24	\$ 30,716.59	\$ (921.34)	\$ (595.91)	\$ -	\$ 29,199.34	\$ 13,018.13	\$ 7,554.13	\$ 1,215.49	\$ 7,411.59	\$ 29,199.34
2/3/25	10/1-12/31/25	\$ -	\$ -	\$ -	\$ 1,054.17	\$ 1,054.17	\$ 469.99	\$ 272.72	\$ 43.88	\$ 267.58	\$ 1,054.17
2/3/25	10/1-12/31/25	\$ -	\$ -	\$ -	\$ 1,301.43	\$ 1,301.43	\$ 580.22	\$ 336.69	\$ 54.18	\$ 330.34	\$ 1,301.43
2/10/25	1/1-1/31/25	\$ 44,322.44	\$ (898.46)	\$ (868.48)	\$ -	\$ 42,555.50	\$ 18,972.79	\$ 11,009.49	\$ 1,771.48	\$ 10,801.74	\$ 42,555.50
2/10/25	1/1-1/31/25	\$ 54,731.44	\$ (1,109.31)	\$ (1,072.44)	\$ -	\$ 52,549.69	\$ 23,428.56	\$ 13,595.08	\$ 2,187.51	\$ 13,338.54	\$ 52,549.69
3/7/25	2/1-2/28/25	\$ 4,462.38	\$ (44.63)	\$ (88.36)	\$ -	\$ 4,329.39	\$ 1,930.20	\$ 1,120.05	\$ 180.22	\$ 1,098.92	\$ 4,329.39
3/7/25	2/1-2/28/25	\$ 3,499.14	\$ (34.98)	\$ (69.28)	\$ -	\$ 3,394.88	\$ 1,513.56	\$ 878.29	\$ 141.32	\$ 861.71	\$ 3,394.88
4/11/25	3/1-3/31/25	\$ 7,509.10	\$ -	\$ (150.18)	\$ -	\$ 7,358.92	\$ 3,280.88	\$ 1,903.82	\$ 306.33	\$ 1,867.89	\$ 7,358.92
4/11/25	3/1-3/31/25	\$ 6,143.04	\$ -	\$ (122.86)	\$ -	\$ 6,020.18	\$ 2,684.01	\$ 1,557.48	\$ 250.60	\$ 1,528.09	\$ 6,020.18
4/30/25	1/1-3/31/25	\$ -	\$ -	\$ -	\$ 87.32	\$ 87.32	\$ 38.93	\$ 22.60	\$ 3.63	\$ 22.16	\$ 87.32
4/30/25	1/1-3/31/25	\$ -	\$ -	\$ -	\$ 107.93	\$ 107.93	\$ 48.12	\$ 27.92	\$ 4.49	\$ 27.40	\$ 107.93
5/9/25	4/1-4/30/25	\$ 28,019.95	\$ -	\$ (560.40)	\$ -	\$ 27,459.55	\$ 12,242.47	\$ 7,104.03	\$ 1,143.07	\$ 6,969.98	\$ 27,459.55
5/9/25	4/1-4/30/25	\$ 39,709.39	\$ -	\$ (794.19)	\$ -	\$ 38,915.20	\$ 17,349.81	\$ 10,067.71	\$ 1,619.94	\$ 9,877.74	\$ 38,915.20
6/13/25	5/1-5/31/25	\$ 2,879.57	\$ -	\$ (57.59)	\$ -	\$ 2,821.98	\$ 1,258.14	\$ 730.07	\$ 117.47	\$ 716.30	\$ 2,821.98
6/13/25	5/1-5/31/25	\$ 2,402.74	\$ -	\$ (48.05)	\$ -	\$ 2,354.69	\$ 1,049.81	\$ 609.18	\$ 98.02	\$ 597.68	\$ 2,354.69
6/23/25	6/2-6/2/25	\$ 17,079.65	\$ -	\$ (341.59)	\$ -	\$ 16,738.06	\$ 7,462.43	\$ 4,330.29	\$ 696.76	\$ 4,248.58	\$ 16,738.06
6/23/25	6/2-6/2/25	\$ 12,188.70	\$ -	\$ (243.77)	\$ -	\$ 11,944.93	\$ 5,325.48	\$ 3,090.26	\$ 497.24	\$ 3,031.95	\$ 11,944.93
Total		\$ 1,824,132.75	\$ (66,253.61)	\$ (35,525.42)	\$ 2,550.85	\$ 1,724,904.57	\$ 769,025.07	\$ 446,248.42	\$ 71,803.33	\$ 437,827.75	\$ 1,724,904.57

100.85% Net Percent Collected
0 Balance Remaining to Collect

SECTION iv

shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Cards shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two(2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.